

February 19, 2003

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans for the Housing Authority of the City of El Paso

5-Year Plan for Fiscal Years 2003 - 2007  
Annual Plan for Fiscal Year 2003

Transmitted to HUD on: \_\_\_\_\_

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: Housing Authority of the City of El Paso**

**PHA Number: TX003**

**PHA Fiscal Year Beginning: (mm/yyyy) 07/2003**

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**February 19, 2003**

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2003 - 2007**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (Select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is:

The Housing Authority of the City of El Paso's mission is to provide and increase safe, decent, sanitary, and affordable housing for assisted families at or below 80% of median income by maintaining the Housing Authority's existing housing stock and ensuring that private rentals under the Section 8 programs meet HUD Housing Quality Standards.

To the greatest extent possible, the Housing Authority will ensure equal opportunities in housing and will promote a transitional housing environment that is designed to help families achieve economic independence by virtue of self-sufficiency programs, resident business ventures, resident employment and homeownership opportunities. As a result the Housing Authority of the City of El Paso improves the community quality of life and economic viability.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing –  
Objectives:
- ☒ Apply for additional rental vouchers: **Fair Share Voucher Program On-going**
  - ☒ Reduce public housing vacancies:
  - ☒ Leverage private or other public funds to create additional housing opportunities:  
**\$ 3,000,000.00**

- ☒ Acquire or build units or developments: **188 units by June 2003. Acquire, build, or develop: 44 units Queen of Angels, 110 units Rubin Heights Subdivision, 1 Single house, Oasis 5 single homes, 28 Desert Sun.**
- ☐ Other (list below)
  
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
  - ☒ Improve public housing management: (PHAS score)
  - ☒ Improve voucher management: (SEMAP score)
  - ☒ Increase customer satisfaction: **on going**
  - ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **Continue to Improve Section 8 Participant landlord and staff interaction.**
  - ☒ Renovate or modernize public housing units: **Modernize 939 units**
    - ☒ Demolish or dispose of obsolete public housing: **Dispose of Paisano 46 units.**
  - ☒ Provide replacement public housing
  - ☒ Provide replacement vouchers: **Per HUD approval.**
  - ☒ Other: (list below)
    - ? ? **Improve communications with Section 8 landlords and continue to hold quarterly landlord briefings - ongoing**
    - ? ? **Reduce drug-related crime by 5% from 12/31/02 to 12/31/03.**
  
- ☒ PHA Goal: Increase assisted housing choices  
Objectives:
  - ☒ Provide voucher mobility counseling: **at each briefing for new participants and with each unit transfer for current Section 8 participants.**
  - ☒ Conduct outreach efforts to potential voucher landlords **Conduct at least two public meetings for potential landlords annually.**
  - ☒ Increase voucher payment standards: **As needed.**
  - ☒ Implement voucher homeownership program: **complete plan for the implementation of the voucher homeownership program.**
  - ☒ Implement public housing or other homeownership programs: **Complete Section 8 Homeownership Plan and obtain HUD approval.**
  - ☐ Implement public housing site-based waiting lists:
  - ☐ Convert public housing to vouchers:
  - ☒ Other: (list below)
    - El Paso Credit Union Affordable Housing, LLC in partnership to provide Homebuyer Education.**

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- ☒ PHA Goal: Provide an improved living environment

Objectives:

- ☐ Implement measures to de concentrate poverty by bringing higher income public housing households into lower income developments
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements: **Fencing, lighting and landscaping. Locate funding to hire off-duty police officers and security personnel.**
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - ☒ Increase the number and percentage of employed persons in assisted families: **By 5% of employed public housing families from 7/1/02 to 8/30/05 through the ROSS program and HACEP vacancies.**
  - ☒ Provide or attract supportive services to improve assistance recipients' employability: **Coordinate with service providers and establish resident owned business that will hire residents.**
  - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - ☐ Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **Provide staff training and guidance on compliance.**
  - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: **Provide staff training and guidance on compliance.**
  - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Create partnerships with groups and organizations to ensure need are being addressed.**
  - ☒ Other: (list below) **Provide Fair Housing information to applicants.**

**Other PHA Goals and Objectives: (list below)**

**Development of additional affordable housing for persons with disabilities and underserved populations.**

**Annual PHA Plan**  
**PHA Fiscal Year 2003**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

**Streamlined Plan:**

- ☒ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of the City of El Paso has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Housing Authority of the City of El Paso during FY 2003 include:



- ✍ Reduce drug and alcohol abuse through Grant Funded Programs;
- ✍✍ Preserve and improve the public housing stock through the Capital Fund Program activities, including modernization of several units;
- ✍ Provide equal housing opportunities to all residents;
- ✍✍ Involve the Council of Presidents, public housing residents and Section 8 participants on the preparation of the agency plan;
- ✍ Provide training to staff and commissioners to fully understand and take advantage of opportunities under QHWRA of 1998 to better serve our residents and the community; and
- ✍ Identify, develop and leverage services to enable low-income families to become self-sufficient.

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of El Paso to meet the housing needs of the full range of low-income residents. The Housing Authority, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- ☒ Admissions Policy for Deconcentration (**TX003a03**)
- ☒ Capital Fund Program Annual Statement (**TX003b03**)
- ☐ Most recent board-approved operating budget (Required Attachment for PHA's that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ Capital Fund Program 5 Year Action Plan (**TX003c03**)
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (**TX003h03**)
- ☒ Other (List below, providing each attachment name)
  - Substantial Deviation and Significant Amendment or Modification (**TX003d03**)
  - Annual Plan 2003 and Five- Year Action Plan Narrative (**TX003e03**)
  - Pet Ownership Rules for Family Developments (**TX003f03**)
  - List of Council of Presidents, Resident Associations, and Section 8 Representatives (**TX003g03**)
  - Accomplishments (**TX003i03**)
  - Performance and Evaluation CGP 708, CFP 501'00, CFP 501'01, CFP/CFPRHF'99, CFP/CFPRHF'00, CFP/CFPRHF'01, CFP/CFPRHF'02 (**TX003j03**)

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	and Related Regulations	
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<b>X</b>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy	Annual Plan: Operations

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<b>N/A</b>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<b>X</b>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<b>X</b>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<b>X</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>N/A</b>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<b>N/A</b>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
<b>X</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>N/A</b>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<b>X</b>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
N/A	Troubled PHA's: MOA/Recovery Plan	Troubled PHA's
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	14,563	5	5	5	5	5	3
Income >30% but <=50% of AMI	10,834	5	5	5	5	5	3
Income >50% but <80% of AMI	12,254	5	5	5	5	5	3
Elderly	19,193	5	5	5	5	5	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Caucasian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**There is a deficit of 25,000 units of affordable housing to low-income renters >50%AMI. (Consolidated Plan – El Paso) information based on 1999 Census Data.**

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: 2003 to 2005
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☐ Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA's may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List As of Feb. 2003			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	<b>2277</b>		<b>1306</b>
Extremely low income <=30% AMI	<b>1347</b>	<b>59.16%</b>	
Very low income (>30% but <=50% AMI)	<b>695</b>	<b>30.52</b>	
Low income (>50% but <80% AMI)	<b>235</b>	<b>10.32%</b>	
Families with children	<b>1820</b>	<b>79.93%</b>	
Elderly families	<b>205</b>	<b>9.00%</b>	
Families with Disabilities	<b>252</b>	<b>11.07</b>	
Hispanic	<b>2262</b>	<b>99.34%</b>	

Housing Needs of Families on the Waiting List As of Feb. 2003			
African American	5	.22%	
Native American	1	.04%	
Caucasian	9	.40%	
Asian	0	.0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	786	34.52%	212
2 BR	644	28.28%	373
3 BR	280	12.30%	472
4 BR	493	21.65%	198
5 BR	62	2.72	42
5+ BR	12	.53%	9
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? <b>One month. Last W/L opening 10/26/02)</b> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2611		270
Extremely low income <=30% AMI	1908	73.08%	
Very low income (>30% but <=50% AMI)	569	21.79%	

Housing Needs of Families on the Waiting List As of Feb. 2003			
Low income (>50% but <80% AMI)	134	5.13%	
Families with children	2177	83.38%	
Elderly families	55	2.11%	
Families with Disabilities	379	14.52%	
Hispanic	2544	97.43%	
Caucasian	52	1.99%	
African American	13	.50%	
Other:			
Asian	1	.04%	
American Indian	1	.04%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? <b>Jan 19, 2003</b> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**



Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below) **Continue to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.**

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing.
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below) **Building rentals units for additional affordable housing.**

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work

☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☐ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund – Subsidy	9,471,187.00	
b) Public Housing Capital Fund CFP-504-03	10,294,545.00	
c) Annual Contributions for Section 8 Tenant-Based Assistance FY-03	23,523,808.00	Also, Contract Administrator for Sec 8 – Project based Admin. Fee 183,324
<b>2. Prior Year Federal Grants (unobligated funds only) (list below) as of 12/31/02</b>		
d) Capital Fund Program – CFP 503-02	9,006,167.00	Capital Improvements, Operations, Modernization for Developments, Management Improvement and Administration.
e) Capital Fund Program CFP 502-01	7,928,502.00	Capital Improvements, Operations, Modernization for Developments, Management Improvement and Administration.
f) CFP 502-02 Replacement 2002	535,996.00	
g) Capital Fund Replacement Program 2000 CFPR 501-00	60,794.00	
h) Capital Fund Replacement Program CFPR 501-01	64,109.00	
i) ROSS – RSDM 1999	30,014.00	Resident Service Delivery Model
j) ROSS – RSDM 2001	491,425.00	Resident Service Delivery Model
k) Upper Rio Grande Workforce Development	37,158.21	Out/In School Activities
l) CDBG – Krupp/Sitgraves	3,190.00	Community Center
m) PHDEP - 2001	300,353.00	Drug Elimination Program
n) Rubin Heights Aptartments	121,131.00	Farm Labor Housing
o) Hope VI – URD Kennedy Memorial Apts.	1,771,778.85	Urban Revitalization Demonstration Grant
p) Criminal Justice Division	19,716.00	Youth Activities
<b>Sub-total</b>	<b>\$63,659,874.06</b>	
<b>3. Public Housing Dwelling Rental Income FY-03</b>	<b>10,527,960.00</b>	Public housing operations

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Other income (list below)</b>	<b>\$427,743.00</b>	
q) Non-dwelling Rental FY-03	94,230.00	Public housing operations FY-03
r) Excess utilities: FY-03	163,370.00	Public housing operations FY-03
s) Interest on General Funds Investments FY-03	83,143.00	Public housing operations FY-03
t) Other income: Late charges, Salvage, Child Support fees, Sundry Commissions, AWB Commissions FY-03	87,000.00	Public housing operations FY-03
<b>5. Non-federal sources (list below)</b>		
Non – HUD Properties Operating Receipts as of 6/30/02	3,293,716.00	PHA – Owned Units V.A., Las Casitas, St. Johns, Desert Sun, Lomaland, Orchard.
<b>Sub-total</b>	<b>14,249,419.00</b>	
<b>Total resources</b>	<b>\$77,909,293.06</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe) **At the time name is reached on waiting list**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☒ PHA development site management office
- ☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

***The PHA does not operate site-based waiting lists***

1. How many site-based waiting lists will the PHA operate in the coming year? N/A
2. ☐ Yes ☐ No: Are any or all of the PHAs site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? N/A  
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously. N/A  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? N/A
  - ☐ PHA main administrative office
  - ☐ All PHA development management offices
  - ☐ Management offices at developments with site-based waiting lists
  - ☐ At the development to which they would like to apply
  - ☐ Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
  - ☐ One
  - ☒ Two
  - ☐ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: N/A

**(4) Admissions Preferences**

- a. Income targeting:
  - ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.



## 2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
  
- 1 Victims of domestic violence
  - Substandard housing
  - Homelessness
  - High rent burden

Other preferences (select all that apply)

- ☒ 1 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ 1 Residents who live and/or work in the jurisdiction
- ☒ 1 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☒ 1 Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

## **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

**(6) Deconcentration and Income Mixing** *(In admission and occupancy policy pg46  
Section 11 Resolution 887)*

- a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?  
Analysis in process in accordance with Final Rule 12/22/2000 24 CFR Part 903
- b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?  
Deconcentration Policy in place
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site-based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)
- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d were yes, how would you describe these changes? (Select all that apply)
- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

Analysis in process in accordance with Final Rule 12/22/2000 24 CFR Part 903

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

Analysis in process in accordance with Final Rule 12/22/2000 24 CFR Part 903

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☒ Criminal or drug-related activity

☒ Other (describe below)

**Resident name & address (last known from computer system)**

**Current & prior landlord name & address**

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below).

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
- ☐ Other (list below)

**(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- Inability to locate acceptable unit w/in 60 day period.
- 30 days at a time
- must be requested in writing
- medical
- mobility/deconcentration
- tight market

**(4) Admissions Preferences**

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) **N/A**

Former Federal preferences **N/A**

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply) **N/A**

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

**1** Date and Time

Former Federal preferences **N/A**

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply) **N/A**

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected?  
(select one) **N/A**

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction”  
(select one) **N/A**

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one) **N/A**

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☒ Other (list below) **Coalition for homeless  
Special committees**

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHAs income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☒ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ \$0  
☒ \$1-\$25  
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**Admissions and Occupancy Handbook (A&O).**

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☒ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
- If yes, state percentage/s and circumstances below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☒ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)



f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper, **if needed**
- ☒ Survey of similar unassisted units in the neighborhood, **if needed**
- ☐ Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) **N/A**

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management - N/A**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

?? List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
New Construction		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## 6. PHA Grievance Procedures - Not Required

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing – N/A

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☐ PHA development management offices  
☐ Other (list below)

### B. Section 8 Tenant-Based Assistance – N/A

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

**February 19, 2003**

## **7. Capital Improvement Needs -**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **TX003b03**

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **TX003c03** )

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Kennedy Brothers Memorial Apartments**
2. Development (project) number: **TX21-P003-022**
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☒ Activities pursuant to an approved Revitalization Plan underway

- ☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:
- Kathy White Apartments

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:
- The PHA plan replacement housing activities using other income sources as demolition or disposition is done..**

**8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

**2. Activity Description**

- ☒ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Paisano Elderly</b>
1b. Development (project) number:	<b>TX21-P003-015B</b>
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>T.B.D.</u>
5. Number of units affected:	<b>46</b>
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <u>T.B.D.</u> b. Projected end date of activity <u>T.B.D.</u>



**February 19, 2003**

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

### 2. Activity Description N/A

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description – N/A

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: <b>Alamito / Tays / Sherman</b>
1b. Development (project) number: <b>TX21-P003-001 / TX21-P003-002,003,015A / TX21-P003-005,006</b>
2. What is the status of the required assessment? <input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date

submitted or approved:

- ☐ Units addressed in a pending or approved HOPE VI demolition application  
(date submitted or approved: )
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date  
submitted or approved: )
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☒ Other: (describe below) **Plan to submit**

**B. Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **3**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (eq. Elderly and/or disabled developments not general occupancy projects)? **2**
- c. How many assessments were conducted for the PHA's covered developments? **3**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments? **0**
- e.

Development Name	Number of Units
TX21-P003-001 Alamito	349
TX21-P003-002,003,015A Tays	359
TX21-P003-005,006 Sherman	324
TX21-P003-005,007 Sun Plaza	330
TX21-P003-005,008 Chelsea	330

- f. If the PHA has not completed the Required Initial Assessments: **Completed**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

## 2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development

☐ Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
6. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description: **Section 8 Homeownership Program**

#### a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants

- ☒ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
 If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs N/A**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- ☐ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals  
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)  
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
☐ Jointly administer programs  
☐ Partner to administer a HUD Welfare-to-Work voucher program  
☐ Joint administration of other demonstration program  
☐ Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies

- ☐ Public housing admissions policies  
☐ Section 8 admissions policies  
☐ Preference in admission to section 8 for certain public housing families  
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA  
☐ Preference/eligibility for public housing homeownership option participation  
☐ Preference/eligibility for section 8 homeownership option participation  
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		



- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:  
(select all that apply)
- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - ☐ Informing residents of new policy on admission and reexamination
  - ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
  - ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
  - ☐ Other: (list below)

<p><b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b></p>
---

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents N/A**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year N/A**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors

- ☐ Volunteer Resident Patrol/Block Watchers Program  
☐ Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police N/A**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan  
☐ Police provide crime data to housing authority staff for analysis and action  
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)  
☐ Police regularly testify in and otherwise support eviction cases  
☐ Police regularly meet with the PHA management and residents  
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services  
☐ Other activities (list below)

2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2003 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?  
☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?  
☒ Yes ☐ No: This PHDEP Plan is an Attachment.

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

Pet Policy Located at Central Administration Building and included with Annual Plan Attachments.

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?
5. ☐ Yes ☒ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**      **N/A**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☐ Not applicable
  - ☐ Private management
  - ☐ Development-based accounting
  - ☐ Comprehensive stock assessment
  - ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☐ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name)

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments

List changes below:

☐ Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ball

☐ Other: (describe) Candidates registered with HACEP and were selected by the board

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)



c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list) Candidates selected by the board

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **City of El Paso**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - ☒ Other: (list below)
    - /s/* **The Section 8 homeownership initiatives and other public housing homeownership programs will continue;**
    - /s/* **Utilizing the Section 8 Program to increase homeownership opportunities.**
    - /s/* **Rental assistance to low-income families will be expanded as the Section 8 Housing Choice Voucher Program expands;**
    - /s/* **Partnerships with the local government will be strengthened**
    - /s/* **Renovation of public housing units will continue.**
    - /s/* **A wide variety of social services are provided, including self-sufficiency activities in support of the Consolidated Plans Anti-Poverty Strategy.**
    - /s/* **HACEP's Section 3 Program supports the job opportunity initiatives.**
    - /s/* **Coordinate efforts with non-profit social service agencies.**
    - /s/* **Capital Funds will be used to leverage funds for development of Affordable housing and modernization.**

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
-  **The Consolidated Plan supports efforts to increase the supply of affordable housing.**
  -  **The Consolidated Plan objectives include homeownership assistance, support to existing substantial housing, extending partnerships and expanding rental assistance**

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## ? ? Attachments

Use this section to provide any additional attachments referenced in the Plans.

<b>(TX003a03)</b>	Admissions Policy for Deconcentration	<b>Attachment A</b>
<b>(TX003b03)</b>	Capital Fund Program Annual Statement	<b>Attachment B</b>
<b>(TX003c03)</b>	Capital Fund Program 5 Year Action Plan	<b>Attachment C</b>
<b>(TX003d03)</b>	Substantial Deviation and Significant Amendment or Modification	<b>Attachment D</b>
<b>(TX003e03)</b>	Annual Plan 2003 and Five-Year Action Plan Narrative	<b>Attachment E</b>
<b>(TX003f03)</b>	Pet Ownership Rules for Family Developments	<b>Attachment F</b>
<b>(TX003g03)</b>	List of Council of Presidents, Resident Associations, and Section 8 Representatives	<b>Attachment G</b>
<b>(TX003h03)</b>	Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	<b>Attachment H</b>
<b>(TX003i03)</b>	Accomplishments	<b>Attachment I</b>
<b>(TX003j03)</b>	Performance and Evaluation Report CGP 708, CFP 501'00, CFP 501'01, CFP/CFPRHF'99, CFP/CFPRHF'00, CFP/CFPRHF'01, CFP/CFPRHF'02	<b>Attachment J</b>



# PHA Plan Table Library

## Component 7

### Capital Fund Program Annual Statement Parts I, II, and II

(See attachment "B")

#### Annual Statement

#### Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number

FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

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**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
(See attachment “C”)			
Total estimated cost over next 5 years			

**Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

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**DECONCENTRATION AND INCOME TARGETING POLICY  
FOR THE  
HOUSING AUTHORITY OF THE  
CITY OF EL PASO, TEXAS**

**Deconcentration and Income Targeting Policy**  
*(of the Public Housing Admissions and Occupancy Policy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lower incomes will be offered units in housing developments where family incomes are the highest and higher income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Housing Authority of the City of El Paso (HACEP) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

**Economic Deconcentration:**

Admission and occupancy policies are revised to include HACEP’s policy of promoting economic deconcentration of its housing developments by offering lower income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require HACEP to (1) determine and compare the relative tenant incomes of each development and the incomes of census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring higher income families into lower income developments (or into developments in lower income census tracts) and lower-income families into higher-income projects (or into developments in higher income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions with opportunities to discuss the options available to the families. Families will be informed that should they choose not to accept the first unit offered under this system their refusal will not be cause to drop their name to the bottom of the waiting list.

Implementation may include the following efforts:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;

- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Ceiling rents;
- Flat rents for selected developments;
- Saturday and evening office hours;
- Revised transfer policies;

### **Income Targeting:**

As public housing dwelling units become available for occupancy, HACEP employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, HACEP encourages occupancy of its developments by a broad range of families with incomes up to 80% of the median income for the jurisdiction in which HACEP operates. At a minimum, 40% of all new admissions to public housing **on an annual basis** will be families with incomes at or below 30% (extremely low income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

HACEP may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among lower income families in our area of operation, and will take into account the average rent that should be received to maintain financial solvency. The selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.

In order to implement the income-targeting program, the following policy is adopted:

- ✍✍ HACEP may select, based on date and time of application and local preferences, four families in the extremely low-income category and six families from the lower income category alternately until the 40% admission requirement of extremely low-income families is achieved.
- ✍✍ To the maximum extent possible, the offers will also be made to effect HACEP's policy of economic deconcentration.
- ✍✍ For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the 40% requirement will be calculated based on new admissions for the fiscal year.
- ✍✍ HACEP reserves the option, at any time, to reduce the targeting



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requirement for public housing by no more than 10%, if it increases the target figure for its Section 8 program from the required level of 75% of annual new admissions to no more than 85% of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs).

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of El Paso		Grant Type and Number Capital Fund Program Grant No: TX21P00350103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$2,058,909.00			
3	1408 Management Improvements	\$970,000.00			
4	1410 Administration	\$1,029,455.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$242,369.00			
8	1440 Site Acquisition	\$ 850,000.00			
9	1450 Site Improvement	\$ 446,994.00			
10	1460 Dwelling Structures	\$ 2,689,860.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 70,728.00			
12	1470 Nondwelling Structures	\$ 445,000.00			
13	1475 Nondwelling Equipment	\$ 241,230.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 100,000.00			
18	1499 Development Activities	\$ 900,000.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$250,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 10,294,545.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 600,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 617,672.70			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of El Paso		Grant Type and Number Capital Fund Program Grant No: TX21P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21-P003-006 Sherman	Non-Dwelling Structure: Community Center	1470	1 Building	\$ 445,000.00				
	Non-Dwelling Equipment	1475	1 Building	\$ 5,000.00				
	Site Improvements	1450	99 Units	\$ 197,369.00				
	Dwelling Structure - Exterior Mod.	1460	99 Units	\$ 253,124.00				
	Dwelling Structure - Interior Mod.	1460	99 Units	\$ 682,106.00				
	Appliances	1465	99 Units	\$ 48,574.00				
TX21-P003-009 DeWetter	Exterior Mod - AC Replacement	1460	35 Units	\$ 28,000.00				
TX21-P003-011 Guillen	Exterior Mod - AC Replacement	1460	56 Units	\$ 44,800.00				
TX21-P003-018 Sandoval	Exterior Mod - Guardrails/Handrails	1460	224 Units	\$ 75,000.00				
TX21-P003-020 Kathy White	Grounds/Landscaping	1450	72 Units	\$ 220,000.00				
	Site Improvements	1450	30 Units	\$ 29,625.00				
	Dwelling Structure - Exterior Mod.	1460	30 Units	\$ 104,445.00				
	Dwelling Structure - Interior Mod.	1460	30 Units	\$ 381,585.00				
	Appliances	1465	30 Units	\$ 22,154.00				
TX21-P003-028 Gonzalez	Exterior Mod - AC Replacement	1460	13 Units	\$ 10,400.00				
TX21-P003-032 Truman	Exterior Mod - AC Replacement	1460	20 Units	\$ 16,000.00				
TX21-P003-033 Johnson	Exterior Mod - AC Replacement	1460	15 Units	\$ 12,000.00				
TX21-P003-036 Telles	Exterior Mod - AC Replacement	1460	60 Units	\$ 48,000.00				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of El Paso		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21-P003-037 Westfall	Exterior Mod - AC Replacement	1460	41 Units	\$ 32,800.00				
TX21-P003-039B Graham	Exterior Mod - AC Replacement	1460	44 Units	\$ 35,200.00				
TX21-P003-040 Ochoa	Exterior Mod - AC Replacement	1460	67 Units	\$ 53,600.00				
TX21-P003-041 Anderson	Exterior Mod - AC Replacement	1460	14 Units	\$ 11,200.00				
TX21-P003-042 Morehead	Exterior Mod - AC Replacement	1460	18 Units	\$ 14,400.00				
TX21-P003-016 Leased Housing	Exterior Mod - AC Replacement	1460	14 Units	\$ 11,200.00				
TX21-P003-043 Scattered Sites	Exterior Mod - AC Replacement	1460	53 Units	\$ 42,400.00				
TX21-P003-047 Scattered Sites	Exterior Mod - AC Replacement	1460	14 Units	\$ 11,200.00				
TX21-P003-055 Scattered Sites	Exterior Mod - AC Replacement	1460	28 Units	\$ 22,400.00				

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of El Paso		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<b>Non-Dwelling Equipment</b>							
	Non-Dwelling Equipment: off. Furn. & Equip.	1475		\$ 50,000.00				
	Non-Dwelling Maint. Equip: non-expendable	1475		\$ 38,268.00				
	Non-Dwelling Equip/Computers	1475		\$ 50,000.00				
	Non-Dwelling Equipment – Automotive	1475		\$ 75,000.00				
	Non-Dwelling Equipment – Expendable	1475		\$ 22,962.00				
PHA-WIDE	<b>Dwelling Equipment</b>							
	Furnace Replacement	1460		\$ 400,000.00				
PHA-WIDE	<b>Dwelling Structures - Roofing</b>	1460		\$ 400,000.00				
PHA-WIDE	<b>Operations</b> (Amount not to exceed 20%)							
	Operations	1406		\$ 2,058,909.00				
PHA-WIDE	<b>Management Improvements</b> (Amount not to exceed 20%)							
	Resident Services	1408		\$ 40,000.00				
	Youth Services	1408		\$ 40,000.00				
	Training	1408		\$ 150,000.00				
	Personnel	1408		\$ 20,000.00				
	Professional Services	1408		\$ 100,000.00				
	PHAS	1408		\$ 20,000.00				
	Security	1408		\$ 600,000.00				
PHA-WIDE	<b>Administration – Amount not to exceed 10%</b>							
	Salaries	1410		\$ 750,000.00				
	Benefits: FICA, Pension, Insurance	1410		\$ 187,500.00				
	Publications	1410		\$ 7,400.00				
	Sundry (Advertisement)	1410		\$ 5,000.00				
	Worker's Comp / Taxes	1410		\$ 79,555.00				
PHA-WIDE	<b>Fees and Costs</b>	1430		\$ 242,369.00				
PHA-WIDE	<b>Contingency</b>	1502		\$ 250,000.00				
PHA-WIDE	<b>Relocation Costs</b>	1495.1		\$ 100,000.00				
PHA-WIDE	<b>Development Activities</b>	1499		\$ 900,000.00				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of El Paso		Grant Type and Number Capital Fund Program No: TX21P00350103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21-P003-006 Sherman	Jun-30-05			Jun-30-07			
TX21-P003-009 DeWetter	Jun-30-05			Jun-30-07			
TX21-P003-011 Guillen	Jun-30-05			Jun-30-07			
TX21-P003-018 Sandoval	Jun-30-05			Jun-30-07			
TX21-P003-020 Kathy White	Jun-30-05			Jun-30-07			
TX21-P003-028 Gonazlez	Jun-30-05			Jun-30-07			
TX21-P003-032 Truman	Jun-30-05			Jun-30-07			
TX21-P003-033 Johnson	Jun-30-05			Jun-30-07			
TX21-P003-036 Telles	Jun-30-05			Jun-30-07			
TX21-P003-037 Westfall	Jun-30-05			Jun-30-07			
TX21-P003-039B Graham	Jun-30-05			Jun-30-07			
TX21-P003-040 Ochoa	Jun-30-05			Jun-30-07			
TX21-P003-041 Anderson	Jun-30-05			Jun-30-07			
TX21-P003-042 Morehead	Jun-30-05			Jun-30-07			
TX21-P003-016 Leased Housing	Jun-30-05			Jun-30-07			
TX21-P003-043 Scattered Sites	Jun-30-05			Jun-30-07			
TX21-P003-047 Scattered Sites	Jun-30-05			Jun-30-07			
TX21-P003-055 Scattered Sites	Jun-30-05			Jun-30-07			

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2004 FFY Grant:TX21P00350104 PHA FY: 2004			Activities for Year: 2005 FFY Grant:TX21P00350105 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TX21-P003-005 Sherman	100% Mod. Program	\$595,115.00	TX21-P003-005 Sherman	100% Mod. Program	\$1,454,542.00
Annual	TX21-P003-006 Sherman	100% Mod. Program	\$1,454,542.00	TX21-P003-020 Kathy White	100% Mod. Program	\$430,247.00
Statement	TX21-P003-020 Kathy White	100% Mod. Program	\$430,247.00	TX21-P003-024 Bean	Site Improvements	\$43,408.00
	TX21-P003-021 Rio Grande	Exterior Mod., Site Mods, Non-Dwelling Mod	\$148,527.00	TX21-P003-029 Robinson	100% Mod. Program	\$929,385.00
	TX21-P003-029 Robinson	100% Mod. Program	\$46,651.00			
	TX21-P003-030C Hart	Cabinets, Site Improvements	\$40,000.00			
	TX21-P003-013 Baird	Cabinets, Site Improvements	\$40,000.00			
	TX21-P003-013C Anderson	Appliances, Cabinets, Site Improvements	\$102,500.00			
		<b>Total CFP Estimated Cost:</b>	<b>\$2,857,582.00</b>		<b>Total CFP Estimated Cost:</b>	<b>\$2,857,582.00</b>

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2006 FFY Grant:TX21P00350104 PHA FY: 2006			Activities for Year: 2007 FFY Grant:TX21P00350105 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TX21-P003-012 Roosevelt	Community Center	\$500,000.00	TX21-P003-012 Roosevelt	Mod and Infill Projects	\$1,500,000.00
Annual	TX21-P003-013C Valle Verde	Interior/Exterior Mods	\$300,000.00	TX21-P003-025 Alvarez	Interior/Exterior Mods, Site Improvements	\$294,899.00
Statement	TX21-P003-029 Robinson	100% Mod. Program	\$1,062,683.00	TX21-P003-029 Robinson	100% Mod. Program	\$1,062,683.00
	TX21-P003-027 Webber	Community Center	\$194,899.00			
	TX21-P003-043 Scattered Sites	Exterior Mod., Site Improvements	\$200,000.00			
	TX21-P003-047 Scattered Sites	Exterior Mod., Site Improvements	\$200,000.00			
	TX21-P003-055 Scattered Sites	Exterior Mod., Site Improvements	\$200,000.00			
	TX21-P003-057 Scattered Sites	Exterior Mod., Site Improvements	\$200,000.00			
		<b>Total CFP Estimated Cost:</b>	<b>\$2,857,582.00</b>		<b>Total CFP Estimated Cost:</b>	<b>\$2,857,582.00</b>



## Housing Authority of the City of El Paso

### Substantial Deviation - Significant Amendment or Modification

Until final issuance of HUD Guidelines, the following statement is pursuant to 24 CFR, Part 903, Public Housing Agency Plans, Final rule, Section 903.7, (r) Additional Information To Be Provided. The criteria for “a substantial deviation from the 5-Year Plan” and “a significant amendment or modification to the 5-Year Plan and Annual Plan” includes but is not limited to the following:

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole;
- 50% or more decrease in the quantifiable measurement of any individual goal or objective;
- 50% variance in the funds projected in the Capital Fund Program Annual Statement or 5-Year Action Plan;
- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Additions of non-emergency work items of developments not included in the latest Board of Commissioners approved Physical Needs Assessment (items not included in the current Annual Statement or 5-Year Action Plan);
- Any change in a policy or procedure that requires a regulatory 30-day posting;
- Any submission to HUD that requires a separate notification to residents, such as Hope IV, Public Housing conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and
- Any change inconsistent with the local, approved Consolidated Plan.

**HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS  
ANNUAL PLAN AND FIVE-YEAR ACTION PLAN NARRATIVE  
FISCAL YEAR 2003-2007**

**Background:**

The Housing Authority of the City of El Paso (HACEP) was incorporated in March 1938. Over sixty-three years, HACEP has grown to be, in year 2001, the 16<sup>th</sup> largest housing authority in the United States. For the past six years, HACEP has earned the United States Department of Housing and Urban Development (HUD) Public Housing Management Assessment Program performance rating as a High Performer, with a score of 90.0 for 2000-2001 Fiscal Year.

HACEP owns and manages 62 developments, comprising of 6,008 Public Housing dwellings, 495 Section 8 New Construction dwellings, and 400 non-subsidized dwellings, for a total of 6,903 dwellings. In addition, HACEP assists 4,006 families through the Section 8 tenant-based assistance program. Thus, with a total of 10,909 housing units for very low and low-income families, constituting approximately 40,000 persons that are provided safe, decent, sanitary, affordable housing and supportive services in the City of El Paso.

**Community Served**

The HACEP serves very-low and low-income families in the City of El Paso who are in need of safe, decent, and sanitary housing. Due to the demand, HACEP must close applicant intake and maintains a constant waiting list of approximately 1000 families in need of affordable housing. The waiting list is periodically opened for different sized units to fill vacancies as lease turnover occurs. According to the 1990 Census data, there is a shortage of 25,000 housing units in the City of El Paso affordable to the low-income persons.

**Annual Plan and Five-Year Action Plan: Annual Update:**

The HACEP agency plan is a planning guide consisting of the Annual Plan and the Five-Year Action Plan. The Five-Year Action Plan will facilitate comprehensive programming for developing safe, decent and sanitary housing and providing direct and indirect services to residents to empower individuals to develop and strengthen self-sufficiency skills for its residents.

The planning process includes the HACEP Board of Commissioners, staff, public housing residents, Resident Associations, Council of Presidents, local government officials and the greater community in development of the Annual Plan and Five-Year Plan. HACEP and the City of El Paso frequently reciprocate in sharing housing program related information.

The Annual Plan and Five-Year Action Plan is made available to the City of El Paso through the Department of Community and Human Development and the Mayor certifies for consistency with the Consolidated Plan. Each year HACEP is required to update the annual plan and is submitted to HUD.

**Coordinated Activities Covered by the Consolidated Plan:**

**Empowerment Zone.** HACEP owns and manages housing developments located in the Empowerment Zone. HACEP, through the Capital Fund Five-Year Action Plan, intends to engage on improvements on developments located within the Empowerment Zone.

**Enterprise Community Area.** The HACEP owns and manages housing developments located in the Enterprise Community Area. Dedicated to improving the commercial and neighborhood environment and vitality, HACEP invests Capital Fund Program grant Funds to modernizing its housing stock.

**HACEP summer youth employment program.** HACEP conducts a summer youth employment program with funding from the Upper Rio Grande at work.

**Family Investment Center (FIC).** HACEP constructed a Family Investment Center in 1998, funded by HUD, to conduct programs to strengthen family self-sufficiency. Other resources are utilized to deliver supportive services to residents and general public accessing the center for employment counseling, job training and first time home buyers education. - **ADD CAPER REPORT.**

**Sun Country Recreation Program.** HACEP receives CDBG funds to provide summer recreation activities at the Robinson Apartments and Kennedy Brothers Community Center to youth living in public housing and surrounding community.

**The HOPE VI Revitalization program for the Kennedy Brothers Memorial Apartments includes a small business expansion and development program.** HACEP is utilizing funding from the HOPE VI program for a loan/grant program to expand and provide start-up loans/Grants for existing or new resident owned businesses.

**HACEP Strategy for Improving the Management and Operations of Public Housing and Improving the Living Environment of Low and Moderate- Income Families Residing in Public Housing:**

Staff will work with the Council of Presidents, Resident Associations and Section 8 representatives to obtain recommendations and comments during the preparation of the HACEP Annual Plan and Five-Year Plan.

### **Physical Condition of HACEP Public Housing:**

Under the HUD Public Housing Assessment System (PHAS), the Uniform Physical Condition Standard (UPCS) requirements are utilized to ensure that public housing are safe, decent, sanitary and in good repair.

The PHAS physical inspection is performed by HUD's Real Estate Assessment Center (REAC), and referred to as the REAC Physical Inspection. In order to ensure compliance with the above noted standards, HACEP performs an annual inspection on each Section 8 New Construction dwelling units and regular inspection of Public Housing units with repairs completed as needed.

### **Capital Fund Program for Modernizing Public Housing:**

The United States Department of Housing and Urban Development as set out in the Quality Housing and Work Responsibility Act of 1998 (QHWRA) identifies the activities that may be utilized with the funding. A key HACEP goal is to modernize the HACEP owned housing stock to be attractive and competitive with modern private sector. HACEP proposes to utilize the funds from the Capital Fund Program to engage in the following activities:

- To fund or leverage funds for the development, financing and modernization of public housing and affordable housing. Funds will include costs for design, reconstruction and reconfiguration of public housing developments, buildings (including accessibility improvements) and development of mixed-finance projects;
- Address deferred maintenance needs and replacement of obsolete utility systems, dwelling equipment, vacancy reduction and compliance with local codes and regulations for building standards;
- Management improvements and operations and capital expenditures to improve the security and safety of residents;
- Demolition, disposition of dilapidated or structural unsound property and resident relocation;
- Capital expenditures for purchase of energy efficient equipment and appliances;
- Capital expenditures to facilitate programs to improve empowerment, economic self-sufficiency of public housing residents, and improve resident participation;
- Homeownership activities, including programs under section 32 of the Quality Housing and Responsibility Act of 1998.
- HACEP is continuing to revitalize various public housing sites through the Capital Fund Program, formerly called the Comprehensive Grant Program (See Capital Fund Program Annual Statement and Capital Fund Five- Year Action Plan).

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- Capital funds are invested to modernize HACEP public housing to assure a 20-year minimum viability.
- The HACEP Five-Year Capital Fund Plan includes anticipated investment on the housing stock owned and managed by HACEP.

### **Strategic Plan – Institutional Structure:**

#### **Organizational Relationship Between HACEP and the City of El Paso**

HACEP is incorporated under the State of Texas statutes, which provides for the Mayor, with City Council advice and consent, to appoint the five members of the Board of Commissioners of the Housing Authority. One member of the Board of Commissioners is a resident of public housing.

#### **Relationships Regarding Hiring, Contracting, and Procurement**

HACEP operates as an independent agency under its incorporation documents and the Board of Commissioners establish overall policy and hires an Executive Director, Internal Auditor, and Legal Counsel. The Executive Director acts as the Secretary to the Board of Commissioners and responsible for the day to day operations including personnel, planning, budgeting, procurement, operations, administration of housing programs. Implementing HACEP policy, compliance with regulation and developing team work are the key objectives of the Executive Director.

#### **Action Plan – Other Actions: Enhancement of Coordination Between Public and Private Housing and Social Service Agencies:**

HACEP employs a full time Community Relations and support staff that coordinates contacts with agencies providing support services and linked to the residents. Related services include a wide range of educational, health, transportation, employment skill development, counseling, and day-care.

#### **Resident Opportunity and Self-Sufficiency Program:**

The Resident Opportunity and Self-Sufficiency funding supports employment of full and part-time staff to provide instruction in: parenting, GED, literacy training, English as a second language, citizenship, life skills, child development skills and computer proficiency training. HACEP also funds staffing to coordinate family self-sufficiency (FSS) supportive services to Public Housing and Section 8 tenant-based assistance residents.

#### **Supportive Activities for Comprehensive Grant Program/Capital Fund Program Activities That Help Improve Surrounding Neighborhoods With HACEP Apartments:**

HACEP supportive services, dwelling repairs and site improvements benefit the surrounding neighboring areas. HACEP coordinates closely with the local government, nonprofit organizations and private sector to improve opportunities for the residents. In conjunction with the mission of providing affordable housing,

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HACEP coordinates programs to help families improve the quality of life through economic development, businesses, education and social service assistance.

**HACEP coordinates with employment agencies; health services agencies, day care service providers, and local community colleges:**

- El Paso Community College provides General Equivalent Degree (GED) classes and English as a second language classes.
- Operation Noel, a consortium of nonprofit agencies, distributes approximately 2,000 winter jackets annually to low-income residents.
- Operation Santa Claus, a nonprofit group based at Fort Bliss, refurbishes dolls and distributes them to HACEP low-income and other needy families.
- The Youth to Youth (YTY) program supports youth, college students and others to act as mentors and tutors to HACEP youth.
- Young Women's Christian Association (YWCA), an international nonprofit organization, operates day care services at various HACEP developments, including: Sherman, Ruben Salazar Park, Tays, Lyndon B. Johnson, Jackie Robinson, Martin Luther King, Rio Grande and Marmolejo apartments.
- Clinica La Fe, a nonprofit group, operates outreach medical clinics, located at the Sun Plaza Elderly high rise and at the Peter de Wetter family housing development.

**Development of Affordable Housing Subdivisions and Replacement Public Housing Through New Construction and Acquisition With or Without Rehabilitation:**

The HACEP will endeavor to develop replacement housing for all units demolished under the Demolition/Disposition/Conversion Plan. The HACEP will continue to diversify and strengthen its capacity to develop subdivisions, financing strategies and affordable housing methods to replace any lost units due to demolition or conversion. The HACEP has programmed and budgeted for the development of affordable housing under the Capital Fund Five Year Plan.

Purchasing newly constructed homes, existing houses from developers and private owners provides a flexible and cost effective alternative for HACEP to acquire affordable housing. This strategy will continue to be pursued as market conditions allow and competition is favorably changed.

## **Affordable Housing Development**

HACEP is a major participant in developing new and replacement affordable public housing for moderate and low-income families. HACEP will purchase properties, vacant land to subdivide, scattered sites or existing housing in establishing affordable housing.

HACEP has developed Rubin Heights Subdivision on the Westside of the city, comprising 110 new building sites. The proposed construction will be single-family three bedroom-detached houses, of which some will be sold to moderate and low-income families. HACEP has budgeted development funds under the Comprehensive Grant Program and Capital Fund Program and utilized mixed financing for construction of single-family dwelling units at the Rubin Heights Subdivision. The construction of the houses in the subdivision will be done through contracting and the use of its own qualified workforce.

## **Home Ownership Programs:**

HACEP will establish a home ownership strategy for moderate and low-income families under the Section 8 Home ownership plan. Under the Section 8 Homeownership assistance continues for 10 to 15 years by HUD. HACEP will work with families to make them mortgage ready and purchase a home. HACEP has budgeted \$2,000,000 for acquisition of property and modernization, or construction of affordable housing.

## **Farm Labor Housing:**

HACEP is addressing the affordable housing needs of agriculture workers by developing an apartment community on the West Side for fifty families. The estimated cost of this development is \$3,873,810 with grant/loan assistance (\$2,500,000) from the Federal Department of Agriculture Rural Development Service. The Farm Worker housing will be available in Fiscal Year 2003 for qualified families.

## **Elderly Housing:**

HACEP proposes to replace the 46 Elderly dwelling units following completion of the property disposition.

## **Conversion of Public Housing Units to Rental Housing Under the Section 8 Program:**

HUD has not identified any Public Housing that requires conversion and HACEP will periodically determine the cost effectiveness of various ownership and rental strategies to provide affordable housing at the least cost, including valuation, maintenance costs, and market demand. Conversion of public housing to alternative income producing assets will be reviewed at least annually, or sooner depending on the housing development market, demand for housing, interest rates and the economy in general.

## **Low-Income Housing Tax Credits:**

The HACEP will conduct feasibility analysis on the develop of applications for Low-Income Housing Tax Credits as funding opportunities are made available by the State of Texas Department of Housing and

Community Affairs.

**Joint Ventures, Partnerships and Joint Funding:**

HACEP conducts a first - time homebuyers training program and will refer first time homebuyers to the City's first time homebuyers program. The HACEP, as policy, seeks to develop partnerships and joint ventures with private as well as public and private non-profit agencies in endeavors that promote the development of affordable housing, neighborhood revitalization, community development, business development and family self-sufficiency. In partnership the El Paso Credit Union Affordable Housing, LLC continues to strive to move residents towards homeownership opportunities.

**Resident Employment and Business Start-up Opportunities:**

The HACEP affirmatively promotes the Department of Labor Apprenticeship Program and Section 3 of the HUD Act of 1968, as amended, and HUD's implementing regulations, 24 CFR 135. HACEP requires that its contractors, to the greatest extent feasible, to train, employ and contract with Section 3 qualified residents and employ residents under apprenticeship programs.

The Kennedy Brothers Memorial Apartments, HOPE VI program has funds available to provide loans to residents for business start-up. Staff is working with the residents and local lender on providing loans/grant for resident owned businesses. HACEP will continue to contract with resident owned businesses to provide services and repairs on modernization projects.

**Public Housing Drug Elimination Programs :**

HACEP vigorously pursues a holistic approach to the establishment of programs to preserve drug and crime free communities through community improvements such as defensive barrier construction, security, landscaping, lighting, fencing, security doors and window screens for apartments, community centers and out door recreation facilities, such as playgrounds, basketball courts, patios and gazebos that facilitate parental oversight of children.

**Community Service:**

The HACEP will provide work sites for households that must provide community service in compliance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Work sites will include the vehicle maintenance facility, elderly and family developments, management offices, community centers and other HACEP properties.

Work activity will include preparation of vacant units for occupancy, exterior improvements, landscaping, inspections, escorts and ombudsman for elderly, youth recreation, community watch and security. HACEP will also partner with local agencies and service providers to provide additional work sites.

**Asbestos Containing Materials: Policies and Procedures:**



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The HACEP is in compliance with the rules and regulations of the Clean Air Act, Federal Regulations (40 CFR Part 61, Subpart M and 40 CFR Part 763) and the State of Texas Health Protection Rules. The HACEP employs asbestos management trained and licensed personnel and follows the above noted rules and regulations while conducting maintenance operations and modernization activities.

### **Lead-based Paint Compliance:**

The HACEP is in compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (which is Title X of the Housing and Community Development Act of 1992), and Code of Federal Regulations (24 CFR Part 35). HACEP owned housing constructed after January 1, 1978 are not covered by these regulations, since the use of lead-based paint was banned nationwide.

### **Demolition and Disposition:**

The HACEP has adopted a Demolition/Disposition/Conversion Plan, required by QHWRA, and the table that follows and notes reflect the anticipated action under the Plan.

#### **ANNUAL PLAN FOR DEMOLITION/DISPOSITION**

<b>PROPERTY DESCRIPTION</b>	<b>TYPE OF ACTION</b>	<b>NO. UNITS</b>	<b>CONFORMANCE WITH CONSOLIDATED PLAN</b>	<b>PUBLIC HEARING</b>	<b>RESIDENT CONSULTATION</b>
<b>TX21-P003-15B Paisano Elderly Apartments</b>	<b>Disposition</b>	<b>46</b>	<b>Yes</b>	<b>9/29/99</b>	<b>9/7/99 &amp; 1/12/01</b>

### **Paisano Elderly Apartments: TX21-P003-015B**

The Paisano Elderly Apartments consist of 28 Buildings, 46 elderly units, located on 4.125 acres. The property is located next to the I-10 Interchange, Port of Entry to Mexico, Paisano Drive and Highway 54.

The long term plans on the land use of the Paisano Elderly Apartments TX21-P003-015B surrounding property is commercial and has become isolated from residential and makes the units unviable

### **HACEP WEBSITE:**

HACEP has created a state-of-the-art computer training room located at the Central Administrative offices, connected to a satellite network to provide cost effective in-house training. To facilitate communication with the public and making services more accessible for residents the HACEP will establish computers in the HACEP management offices.

The Housing Authority of the City of El Paso has established a website and electronic mail:

General Information: [www.hacep.org](http://www.hacep.org)

Webmaster: [xxx@hacep.org](mailto:xxx@hacep.org)

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Contact information: (915) 849-3771

FAX: (915) 849-3885

The HACEP website is a strategic tool for advancing communication related to housing and supportive services to the general public, residents, federal, state, and nonprofit agencies.

**Fair Housing Act Compliance:**

The offer of assistance to applicants, at any phase on the eligibility or occupancy assistance process, will be made without discrimination because of race, color, religion, sex, national origin, age, handicap, or familial status. All applicants are provided information, upon application, that informs them of HACEP's nondiscrimination policies.

Pet Ownership Rules for Family Developments

1. Common household pet means a domesticated cat, dog, bird, and fish. Reptiles and rodents of any kind are prohibited. Pets do not include any wild animal, bird or fish.
2. Each household shall have only one cat and/or one dog. The limit for birds is one birdcage. Households are limited to one 30 gallon aquarium.
3. The pet owner shall have only a small cat and/or a dog. The animal's weight shall not exceed 40 pounds at an adult age. The animal's height shall not *exceed fifteen inches in height at the shoulder*. Such limitations do not apply to a *service animal* used to assist a disabled resident.
4. Pet owners shall license their pets yearly with the City of El Paso, Texas. The pet owner will be responsible for proper care - - Good nutrition, grooming, exercise, flea control, routine veterinary care and yearly inoculations. Dogs and cats must wear identification tag and collar when outside the unit. The pet owner must show HACEP proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owner shall have his/ her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. If the animal is less than six (6) months old, resident must agree to have the appropriate procedures performed when the animal reaches the age of six (6) months. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure due to the pet's age or illness.
7. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash or in an animal carrier and an adult shall control the animal when it is taken out of the dwelling unit for any purpose.  
Pets shall not be tied to any fixed object anywhere outside the dwelling unit. The owner of a bird(s) shall confine them to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owner shall keep a vicious or intimidating pet on the premises ( pit bulls or any other vicious or intimidating breeds). If the pet owner declines, delays or refuses

to remove the pet from the premises, HACEP shall do so in order to safeguard the health and welfare of other residents, employees and public at large.

10. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, HACEP shall do so.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box or bird cage at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated trash container outside the building where the pet owner lives.
12. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animals droppings immediately. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated trash container outside the building where the pet owner lives. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet, as blockages will occur. Tenants will be responsible for the cost of repairs or replacements of any damaged toilets or pipes.
13. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by HACEP lease.
14. The pet owner will restrain the pet and prevent the pet from gnawing, chewing, scratching or other wise defacing doors, walls, windows, and floor covering of the unit, other units and common areas, as well as shrubs and landscaping of the facility. Resident will incur cost for any such damages.
15. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet unless authorized by HACEP in writing prior to the modification.
16. HACEP staff shall contact proper authorities to enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local facility, subject to any provisions of State or local law or ordinances in this regard. HACEP shall accept neither responsibility or liability for the pet under such circumstances.
17. Each pet owner shall pay a refundable pet deposit of \$100.00 (Initial payment of \$50 followed by five installments of \$1 0) and a nominal fee of \$1 0.00 per month will be

charged for each pet. There will be no deposit or additional charges for one (1) fish aquarium and/or one (1) bird cage. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. HACEP shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. HACEP shall refund the unused portion of the refundable pet deposit to the pet owner within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.

18. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of HACEP.
19. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from HACEP premises.
20. Should any pet housed in the Authority's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of six (6) weeks).
21. The pet owner must make arrangements to secure the pet when HACEP staff need to enter the unit for repairs or inspections or as needed by HACEP.
22. Dogs are only allowed in developments with individually secured and enclosed private yards.
23. If a resident breaches any of the rules set forth above, HACEP may revoke the pet permit under the lease HACEP may also have grounds for lease termination.

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**I have read and understand the above pet ownership rules and agree to abide by them.  
I have given the Manager a photo of my pet.**

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
PHA Staff member's Signature

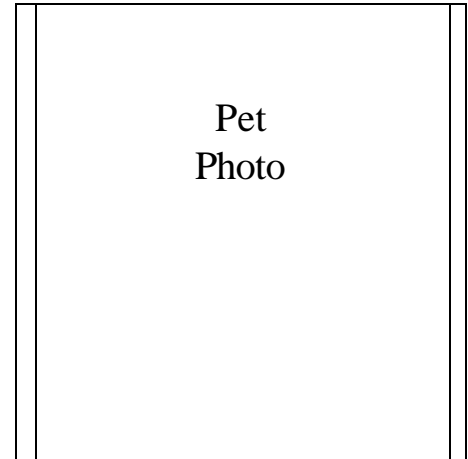
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Date

\_\_\_\_\_  
Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)



The alternate custodian for my pet is:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Telephone: \_\_\_\_\_

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

Refundable Damage Deposit \_\_\_\_\_  
Amount Paid Date

**Pet Ownership Rules for Section 8/ New Construction Family Developments**

1. Common household pet means a domesticated cat, dog, bird, and fish. Reptiles and rodents of any kind are prohibited. Pets do not include any wild animal, bird or fish.
2. Each household shall have only one cat. The limit for birds is one birdcage. Households are limited to one 30 gallon aquarium.
3. The pet owner shall have only a small cat. Such limitations do not apply to a *service animal* used to assist a disabled resident.
4. Pet owners shall license their pets yearly with the City of El Paso, Texas. The pet owner will be responsible for proper care - - Good nutrition, grooming, exercise, flea control, routine veterinary care and yearly inoculations. Cats must wear identification tag and collar when outside the unit. The pet owner must show HACEP proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owner shall have his/ her cat spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. If the animal is less than six (6) months old, resident must agree to have the appropriate procedures performed when the animal reaches the age of six (6) months. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure due to the pet's age or illness.
7. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat on a leash or in an animal carrier and an adult shall control the animal when it is taken out of the dwelling unit for any purpose. Pets shall not be tied to any fixed object anywhere outside the dwelling unit. The owner of a bird(s) shall confine them to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owner shall keep a vicious or intimidating pet on the premises. If the pet owner declines, delays or refuses to remove the pet from the premises, HACEP shall do so in order to safeguard the health and welfare of other residents, employees and public at large.

10. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, HACEP shall do so.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box or bird cage at least every two (2) days, and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated trash container outside the building where the pet owner lives.
12. The owner of a cat. shall feed the animal at least once per day. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet as blockages will occur. Tenants will be responsible for the cost of repairs or replacements of any damaged toilets or pipes.
13. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by HACEP lease.
14. The pet owner will restrain the pet and prevent the pet from gnawing, chewing, scratching or other wise defacing doors, walls, windows, and floor covering of the unit, other units and common areas, as well as shrubs and landscaping of the facility. Resident will incur cost for any such damages.
15. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet unless authorized by HACEP in writing prior to the modification.
16. HACEP staff shall contact proper authorities to enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local facility, subject to any provisions of State or local law or ordinances in this regard. HACEP shall accept neither responsibility or liability for the pet under such circumstances.
17. Each pet owner shall pay a refundable pet deposit of \$1 00.00 (initial payment of \$50 followed by five installments of \$1 0). There will be no deposit or additional charges for one (1) fish aquarium and/or one (1) bird cage. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. HACEP shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. HACEP shall refund the unused portion of the refundable pet deposit to the pet owner



within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.

18. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of HACEP.
19. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from HACEP premises.
20. Should any pet housed in the Authority's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of six (6) weeks).
21. The pet owner must make arrangements to secure the pet when HACEP staff need to enter the unit for repairs or inspections or as needed by HACEP.
22. Dogs are only allowed in developments with individually secured and enclosed private yards.
23. If a resident breaches any of the rules set forth above, HACEP may revoke the pet permit under the lease HACEP may also have grounds for lease termination.

**I have read and understand the above pet ownership rules and agree to abide by them.  
I have given the Manager a photo of my pet.**

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
PHA Staff member's Signature

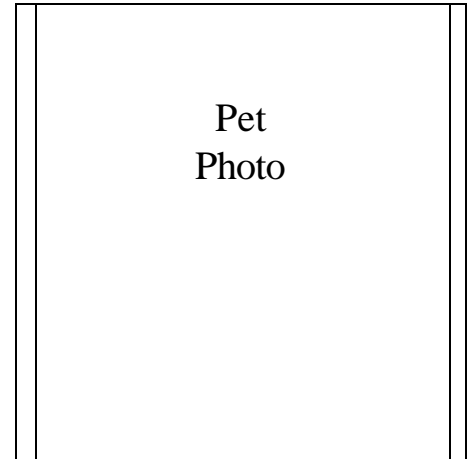
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)



The alternate custodian for my pet is:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Telephone: \_\_\_\_\_

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

Refundable Damage Deposit \_\_\_\_\_  
Amount Paid Date

Pet Ownership Rules for Section 8/New Construction Elderly Units

1. Common household "pet" means a domesticated cat, dog, bird, and fish. Reptiles and rodents of any kind are prohibited. Pets do not include any wild animal, bird or fish.
2. A household may have only one cat and/or one dog. The limit for birds is one birdcage. Households are limited to one 30 gallon aquarium.
3. Only a small cat and/or a small dog is allowed. The animal's weight shall not exceed 40 pounds at an adult age. The animal's height shall not exceed fifteen inches in height at the- shoulder. Such limitations do not apply to a service animal used to assist a disabled resident.
4. Pet owners shall license their pets yearly with the City of El Paso, Texas. The pet owner will be responsible for proper care of a pet - - good nutrition, grooming, exercise, flea control, routine veterinary care and yearly inoculations. Dogs and cats must wear an identification tag and collar when outside the unit. The pet owner must show HACEP proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. All laws and/or ordinances related to pet ownership and/or care must be complied with; the pet owner is responsible for complying with all such laws or ordinances, whether they are contained herein or not.
6. Any pet cat or dog must be spayed or neutered; the pet owner is responsible for ensuring that a pet cat or dog is spayed or neutered, and shall pay the cost thereof. A signed note from a veterinarian verifying that the animal has been spayed or neutered must be provided to the manager of the resident's complex. If the animal is less than six (6) months old, the resident must agree to have the appropriate procedures performed when the animal reaches the age of six (6) months. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure due to the pet's age or illness.
7. The pet owner shall keep the pet inside the pet owner's dwelling unit. A cat or dog must be kept on a leash or in an animal carrier and an adult shall control the animal when it is taken out of the dwelling unit for any purpose. Pets shall not be tied to any fixed object anywhere outside the dwelling unit. Birds must be kept in a birdcage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.

9. No pet owner shall keep a vicious or intimidating pet on the premises (pit bull terriers or any other vicious or intimidating breeds). A pet determined by HACEP to be a vicious or intimidating animal must be removed from the premises immediately upon HACEP's request. If the owner of such a pet declines, delays or refuses to remove the pet from the premises, the pet shall be removed by HACEP and taken to the animal shelter (Human Society) in order to safeguard the health and welfare of other residents, employees and the public at large. HACEP does not incur any responsibility or liability for the pet under such circumstances.
10. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the premises by the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping or other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises if requested by HACEP to do so, the animal will be removed by HACEP and taken to the animal shelter (Humane Society). HACEP does not incur any responsibility or liability for the pet under such circumstances.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated trash container outside the building where the pet owner lives.
12. Owners of birds shall clean birdcages at least every two (2) days. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated trash container outside the building where the pet owner lives.
13. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; and remove the animal's droppings immediately. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated trash container outside the building where the pet owner lives.
14. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet as blockages will occur. Tenants will be responsible for the cost of repairs or replacements of any damaged toilets or pipes as a result of disposing of pet litter or waste in toilets or sinks.
15. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by HACEP lease.

16. The pet owner will restrain the pet and prevent the pet from gnawing, chewing, scratching or other wise damaging or defacing doors, walls, windows, and floor coverings of the pet owner's unit, other units and common areas, as well as shrubs and landscaping of the facility. The pet owner shall be responsible for the cost of repairing any and all damages caused by his/her pet.
17. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet unless authorized by HACEP in writing prior to the modification.
18. HACEP staff shall contact the proper authorities to enter a dwelling unit where a pet has been left unattended for twenty-four (24) hours, remove the pet and transfer it to the proper local facility, subject to any provisions of State or local law or ordinances in this regard.  
HACEP does not incur any responsibility or liability for the pet under such circumstances.
19. Each pet owner shall pay a pet deposit of \$1 00.00 (payable with an initial payment of \$50 followed by five installments of \$10). There will be no deposit or additional charges for one (1) fish aquarium and/or one (1) bird cage. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. HACEP shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit.  
HACEP shall refund the unused portion of the pet deposit to the pet owner within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
20. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of HACEP.
21. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from HACEP premises.
22. Should any pet housed in the Authority's facilities give birth to a litter, the pet owner shall dispose of all the litter within six (6) weeks from the date of the litter's birth.
23. The pet owner must make arrangements to secure the pet when HACEP staff needs to enter the unit for repairs or inspections or as needed by HACEP.

24. Dogs are only allowed in developments with individually secured and enclosed private yards.
25. A violation of any of the rules set forth herein may result in the revocation of the pet permit and/or termination of the resident's lease.

February 19, 2003

**I have read and understand the above pet ownership rules and agree to abide by them.  
I have given the Manager a photo of my pet.**

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
PHA Staff member's Signature

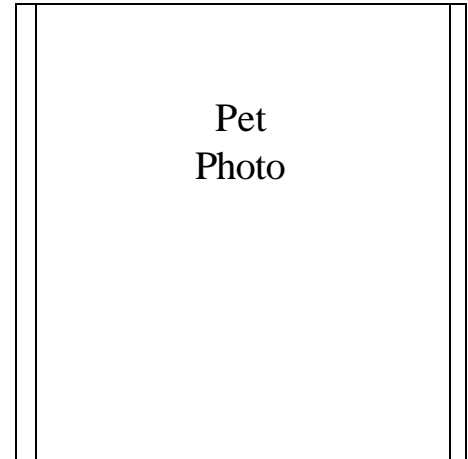
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)



The alternate custodian for my pet is:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Telephone: \_\_\_\_\_

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

Refundable Damage Deposit \_\_\_\_\_  
Amount Paid Date

February 19, 2003

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2002 RESIDENT ASSOCIATION**

**ALAMITO 508 S. Virginia 79901 (544-4087) Elderly  
NO ACTIVE COUNCIL**

**BAINES 10700 Vista Del Sol 79925 (590-1320) Elderly**

President	Sara Sepulveda
Vice President	Jose Duron
Secretary	Maria Giron
Treasurer	Maria Guzman
Sgt. At Arms	Jose Mendoza
Office	None

**CHELSEA 600 Chelsea 79905 (772-5182) Elderly**

President	Maria Borchet
Vice President	Vacant
Secretary	Vacant
Treasurer	Carmen Yañez
Sgt. At Arms	Rebecca Romero
Sgt. At Arms	Consuelo Sanchez
Office	None

**FR. PINTO 1001 S. Ochoa 79901 (544-7195) Elderly**

President	Mary Ann Thornton
Vice President	Rosa Marquez
Secretary	Vacant
Treasurer	Lupe Hernandez
Sgt. At Arms	Celina Avila
Office	None

**FR. OCHOA 8820 Old County 79907 (858-2080) Elderly**

President	Esperanza Vilchis
Vice President	Maria Elena Salas
Vice President	Margarita Frias
Secretary	Maria H Atayde
Treasurer	Ernestina Garcia
Sgt. At Arms	Ana Quintero
Office	None

**HENDERSON 9401 Stonewall 79924 (755-8180) Elderly**

President	Petra Olmo
Vice President	Leandra Gomez
Secretary	Elisa Gonzalez
Treasurer	Betania Diaz



February 19, 2003

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2002 RESIDENT ASSOCIATION**

Sgt. At Arms	Vacant
Office	None

**HERVEY 4949 Alps 79904 (757-2624) Elderly**

President	Vacant
Vice President	Alfonso Chavez
Secretary	Vacant
Treasurer	Vacant
Sgt. At Arms	Ramon Reyes
Sgt. At Arms	Domingo Armendariz
Office	None

**MUÑOZ 10040 Audobon 79924 (755-7911) Elderly**

President	Amy Coral
Vice President	Mario Villafuerte
Secretary	Victor Meraz
Treasurer	Rebecca Meraz
Sgt. At Arms	Maria Barboza
Sgt. At Arms	Jose Ortiz
Office	None

**POOLEY 201 Cortez 79905 (772-6004) Elderly**

President	Vacant
Vice President	
Secretary	Vacant
Treasurer	Vacant
Sgt. At Arms	Vacant
Office	None

**SUN PLAZA 1221 San Antonio 79901 (544-6276) Elderly**

President	Aurora Valverde
Vice President	Everardo Cervantes
Secretary	Carmen Perez Sr.
Treasurer	Estela Juarez
Sgt. At Arms	Rosalina de la O
Office	

**WILLIAMS 1039 Sunland Park 79922 (581-8025) Elderly**

President	Kay Inmon
Vice President	Vacant

February 19, 2003

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2002 RESIDENT ASSOCIATION**

Secretary	Adela Jacquez
Treasurer	Ofelia Solis
Sgt. At Arms	Francisco Rios
Office	None

**ALVAREZ 8247 N. Loop 79907 (598-7044)**  
NO ACTIVE COUNCIL

**BAIRD/HART 4861 Atlas 79904 (757-2584)**

President	Rosa Garcia
Vice President	Maria Suarez
Secretary	Cruz E Barboza
Treasurer	Juventino Estrada
Sgt. At Arms	Felicita Paez
Office	None

**CRAMER 184 Baker 79915 (772-5316)**

President	Irma Felix
Vice President	Norma Estupinan
Secretary	Eva Lopez
Treasurer	Georgia Rivas
Sgt. At Arms	Bertha Martinez
Office	None

**EISENHOWER 5828 Eisenhower 79924 (757-2588)**

President	Leticia Valencia
Vice President	Guadalupe Lizarraga
Secretary	Lorena Navarro
Treasurer	Vacant
Sgt. At Arms	Armando Acosta
Office	

**GUILLEN/MOREHEAD 1001 S. Ochoa 79901 (544-7195)**  
NO ACTIVE COUNCIL

**JOHNSON 9000 Roanoke 79904 (755-1053)**

President	Antonio Maldonado
Vice President	Rosa De la Vega
Secretary	Arlene Hernandez
Treasurer	Maria T. Maldonado
Sgt. At Arms	Eduardo Castaneda
Office	None

February 19, 2003

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2002 RESIDENT ASSOCIATION**

**KATHY WHITE 2500 Mobile 79930 (562-1015)**

President	Cecilio Villegas
Vice President	Araceli Marin
Secretary	Vacant
Treasurer	Vacant
Sgt. At Arms	Angel Lopez
Office	None

**KENNEDY 400 S. Zaragoza 79907 (872-2953)**

President	Alma Delia Moreno
Vice President	Vacant
Secretary	Elva Susana Gomez
Treasurer	Vacant
Sgt. At Arms	Oscar Puentes
Office	

**KING 9101 Butternut 79907 (859-1675)**

President	Raquel Robles
Vice President	Alma Salgado
Secretary	Beatriz Saenz
Treasurer	Graciela Torres
Sgt. At Arms	Maria Alvarado
Office	None

**GONZALEZ 9101 Butternut 79907 (859-1675)**

President	Bart Stahl
Vice President	Lorenza Ramos
Secretary	Rosa Tovar
Treasurer	Maria Gamboa
Sgt. At Arms	Jesus Tovar
Office	None

**MACHUCA 1039 Sunland Park 79922 (581-8025)**

President	Tom Hernandez
Vice President	Ma Irene Aguilar
Secretary	Adelaida Avila
Treasurer	Antonia Stewart
Sgt. At Arms	Jose Escobedo
Office	

February 19, 2003

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2002 RESIDENT ASSOCIATION**

**MARMOLEJO 600 N. Carolina 79915 (598-7067)**

President	Alicia Chavira
Vice President	Elvia Kolb
Secretary	Rosa Elena Velarde
Treasurer	Margarita Facio
Sgt. At Arms	Francisca Hernandez
Office	None

**GRAHAM/TELLES 8720 Independence 79907 (790-1818)**

President	Fernando Ortega
Vice President	Alicia Ortega
Secretary	Olga de la Paz
Treasurer	Gloria Arenas
Sgt. At Arms	Sandra Valles
Office	None

**RIO GRANDE/VALLE VERDE/DEWETTER 212 Lisbon 79905 (772-6299)**

President	Irma Paredes
Vice President	Maria Figueroa
Secretary	Celia Cornejo
Treasurer	Francisca Caballero
Sgt. At Arms	Agustin Uribe
Office	None

**ROBINSON 421 Mangrum 79912 (581-0906)**

President	Elizabeth Camargo
Vice President	Irene Cota
Secretary	Yvette Samaniego
Treasurer	Azucena Valtierra
Sgt. At Arms	Maria Alonso
Office	None

**ROOSEVELT 4647 Maxwell 79904 (757-2633)**

President	Valeria Granados
Vice President	Ramona Garcia
Secretary	Gloria Aranda
Treasurer	Antonio Gomez
Sgt. At Arms	Maria J. Morales
Sgt. At Arms	Maria Carpenter
Office	None

February 19, 2003

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2002 RESIDENT ASSOCIATION**

**SALAZAR 311 Eucalyptus 79905 (544-6293)**

President	Rodolfo Hernandez
Vice President	Lupe Hurtado
Secretary	Margarita Colmenero
Treasurer	Ruth Rodriguez
Sgt. At Arms	Guillermina Jacquez
Office	None

**SANDOVAL 5353 Ridge 79932 (584-3471)**

President	Lourdes Garcia
Vice President	Patricia Heredia
Secretary	Norma Sandoval
Treasurer	Carmen Martinez
Sgt. At Arms	Vergie Hornea
Office	

**SHERMAN 4528 Blanco 79905 (532-6714)**

President	Melissa Martinez
Vice President	Cruz Macias
Secretary	Ma Del R. Macedo
Treasurer	Leticia Montes
Sgt. At Arms	Guadalupe Corral
Sgt. At Arms	Lydia Calzadillas
Office	None

**KRUPP 10200 Hedgerow 79925 (593-1022)**

NO ACTIVE COUNCIL

**TAYS 2114 Magoffin 79901 (544-7089)**

NO ACTIVE COUNCIL

**TRUMAN/ANDERSON 7919 Meraz 79907 (593-1051 & 598-7044)**

NO ACTIVE COUNCIL

**HENRY CISNEROS 4647 Maxwell 79904 (757-2633)**

PENDING ELECTIONS

**WEBBER 110 Whittier 79907 (859-4518)**

President	Hortencia Hernandez
Vice President	Rafael Gonzalez
Secretary	Adela Quezada

February 19, 2003

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2002 RESIDENT ASSOCIATION**

Treasurer	Maria Foster
Sgt. At Arms	Ceferino Correa
Office	None

**WESTFALL 10700 Vista Del Sol 79925 (590-1320)**  
NO ACTIVE COUNCIL

**WOODROW BEAN 2500 Mobile 79930 (562-1015)**

President	Deborah Fryer
Vice President	Veronica Legarreta
Secretary	Vacant
Treasurer	Angelica Carrillo
Sgt. At Arms	Manuela C. Ramirez
Office	None

## Annual 2003 and Five Year Agency Plan Comments and Recommendation from Planning Meetings

1. Comment:  
Webber (Hortencia Hernandez, Adela Quezada, Maria Foster, Ceterino Correa) – Requesting Community Hall and Area Lighting.  
*Plan of Action or Response*  
  
*A community Center is planned for 2006. HACEP is implementing a needs assessment to better identify which complexes will require Engineering studies to improve lighting conditions.*
2. Comment:  
Williams (Kay Ann Inmon) - We are an elderly complex, and we do not have any type of meeting room. Any time we meet we must congregate outside, which means dealing with the whims of the weather. Finally, I think that having a meeting room would allow us to schedule more programs that can benefit the elderly residents of the Williams Complex, like health screenings and medical presentations related to illnesses more common to the elderly population.  
*Plan of Action or Response*  
  
*Management working with Resident relations can provide transportation to an existing Community center nearby.*
3. Comment:  
Alamito (Alicia Aragón) - More security  
*Plan of Action or Response*  
  
*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
4. Comment:  
Alamito (Rosa Esparza) - request is to fix the windows, as they are all rotten. Larger bedrooms, and not to place elderly people next to families with children.  
*Plan of Action or Response*  
  
*HACEP plans to submit a HOPE VI application with Alamito as its target community for modernization.*
5. Comment:  
Alvarez (Elena Randall) Complains about Maintenance not responding whenever they are call/ place work order for repairs, also requesting more security at night and for the residents with kids to supervise them.  
*Plan of Action or Response*  
  
*Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

6. Comment:  
DeWetter (Remedios Jiménez)- request is for a stove and refrigerator. Is a big problem for her family to have a leaking refrigerator with a broken handle, and a stove pilot that turns off by itself.  
Plan of Action or Response  
*Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*
7. Comment:  
Graham/Telles Communities (Fernando Ortega, Alicia Ortega, Gloria Ornelas, Sandra Valles, Olga de la Paz) - Are requesting the following: kitchen cabinets for all units at the Graham Community, floor Tile for all units at the Graham Community, front and back yard fences for the Graham Community  
Plan of Action or Response  
*Due to expected HUD financial shortfalls Graham interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission. Graham community shares the open areas with the other residents of the community as part of the open public area.*
8. Comment:  
Graham/Telles (Maria Calixtro, Client Services Liaison for Ms. Harden) - asking for a handicap ramp at her unit. Community is asking for fences, repairs at the basketball courts and security.  
Plan of Action or Response  
*Due to expected HUD financial shortfalls Graham interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission. Graham is a gated community. A work order must be opened for any repairs to the basket ball courts. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
9. Comment:  
Graham/Telles Communities ( Lillian Payan for Resident Council) - Request the following; kitchen Cabinets for all units at the Graham Community, floor Tile for all units at the Graham Community, front and back yard fences for the Graham Community, replace all old and rusty air conditioners at both Graham/Telles Communities, place Desert Landscape In front yards at both Graham/Telles.  
Plan of Action or Response  
*Due to expected HUD financial shortfalls Graham interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. Graham community shares the open areas with the other residents of the community as part of the open public area.*



10. Comment:  
Sun Plaza (Council of Presidents) - Request the following; more security, new washers and dryers, repairs to elevator, emergency system, benches on each floor next to elevator, hallways and first floor need painting, pool table, treadmill, Community Center, better administration services ex. Relations  
[Plan of Action or Response](#)  
*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. Elevators were modernized several years ago and are currently under a maintenance agreement. Residents are encouraged to coordinate with Resident Relations in acquiring resident Participation Funds for equipment or furnishings. Emergency system is in place.*
11. Comment:  
Sun Plaza (Douglas B. Scherr) - "Water is being cut off for the whole day tomorrow (Jan 8 2003) please don't do this anymore, it was also done on October 31."  
[Plan of Action or Response](#)  
*Routine maintenance may require the water to be turned off for a specified period of time. Residents are notified in advance so as not to inconvenience them*
12. Comment:  
Sun Plaza (Guadalupe Ramírez) - complex needs one more security guard for cottages, and more security patrol in parking areas during the night.  
[Plan of Action or Response](#)  
*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
13. Comment:  
Fr. Pinto (José Antonio Loya) - not enough parking spaces, suggests that parking be controlled with parking stickers. The building also needs to be cleaned more often.  
[Plan of Action or Response](#)  
*Parking Permits implemented January 2003.*
14. Comment:  
Fr. Pinto Community (Mary Ann Thornton, Rosa Marquez, Maria Hernandez, Cecilia Avila ) - Fr. Pinto is under the understanding that cabinets have been recommended for replacement under the 1 and 5 year plan; however, the community of Fr. Pinto would greatly appreciate that the Housing Authority consider installing new stove instead of replacing the cabinets under the 1 and 5 year plan.  
[Plan of Action or Response](#)

*Kitchen cabinets are currently being installed. Stove replacements are made as needed.*

15. Comment:

Fr. Pinto (Mary A. Thornton) - requests the following items to be allotted in the next 5-Year Plan; new doors, replace the roofs the (walkway and building roofs), new tile in the lobby, new cabinets, stoves, refrigerators, replace all bathtubs with walk in showers, upgrade the bathroom downstairs, paint, replace tile, make the doors bigger, new toilets.

*Plan of Action or Response*

*Modernized under CFP 501. Roofing survey is underway to determine if roof needs replacement or repair. Appliances are replaced as needed.*

16. Comment:

Fr. Pinto (May Thorton) - needs new Roof, new doors, remodeling of the bathrooms, re-tile the lobby & Community Hall, replace bathtubs with walk-in showers, replace refrigerators, cabinets, and stoves.

*Plan of Action or Response*

*Modernized under CFP 501. Roofing survey is underway to determine if roof needs replacement or repair. Appliances are replaced as needed.*

17. Comment:

Tays (Guadalupe Paez) - Complex needs more security, frequently their clothes get stolen from the clotheslines.

*Plan of Action or Response*

*HACEP plans to continue its security programs and police patrons. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

18. Comment:

Tays (Laurencia Hernandez) - Requesting more trees and green areas. Why only half of the complex got air conditioner.

*Plan of Action or Response*

*Site improvements are under CFP 501 and 502. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency.*

19. Comment:

Tays (Ma. Elda González) - Requests are the following; wants the manager of the complex to enforce the contract rules and evict problematic residents, what is done with the \$25.00 charged for the Hall, why so many requirements when someone wants to rent a jumping balloon, wants the manager to respect the residents and their comments, lighting near the trash bin.

*Plan of Action or Response*

*Management staff enforces the lease aggressively. The \$25.00 goes into a general fund. Insurance is required for Jumping Balloon. HACEP is implementing a needs assessment to better identify which complexes will require Engineering studies to improve lighting conditions.*

20. Comment:  
Tays (Sylvia Sosa) - complex needs more parking spaces closer to their apartments. The complex also needs more security because there are continuous cases of vandalism.  
[Plan of Action or Response](#)  
  
*Due to expected HUD financial shortfalls Tays Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
21. Comment:  
Chelsea (Carmen Cervantes) - Her apartment needs closet doors and painting. Her apartment has not been painted all this time. Complex needs more security, and also residents need to turn off the TV sets by 9:00P.M.  
[Plan of Action or Response](#)  
  
*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*
22. Comment:  
Chelsea (Maria Borchert) - need new washers & dryers, front door for handicap (automatic sliding door), need a Security guard on Saturday & Sunday during the day.  
[Plan of Action or Response](#)  
  
*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Entry doors are being investigated.*
23. Comment:  
Pooley High-rise (Raul Laureano) - why is 1465 Dwelling Equipment cost less than the 1475 Non-dwelling Equipment, That's a considerable amount of difference because dwelling equipment in my view is much needed.  
[Plan of Action or Response](#)  
  
*1464 Dwelling equipment consists of refrigerators and ranges that are part of replacements due to maintenance. 1475 Non-dwelling Equipment includes equipment for Administration, Maintenance and Community buildings.*
24. Comment:  
Morehead (Margarita Contreras) - Requesting new cabinets, and new air conditioner.  
[Plan of Action or Response](#)  
  
*HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. Due to expected HUD financial shortfalls Moorehead Interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

25. Comment:  
Morehead (Graciela Sánchez V.) - New cabinets, old cabinets' wood is rotten and gives a foul smell.  
[Plan of Action or Response](#)  
  
*Due to expected HUD financial shortfalls Graham interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission.*
26. Comment:  
Morehead (Norma Escudero) - New air conditioner, old AC not working  
[Plan of Action or Response](#)  
  
*HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency.*
27. Comment:  
Morehead (Clara Gardea) - wants to know if the pest control fumigation is going to continue twice a year, and requests that the wrought iron fence be completed to increase security.  
[Plan of Action or Response](#)  
  
*Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. Due to expected HUD financial shortfalls Graham interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission.*
28. Comment:  
Sherman (Maria Parada) - Ms. Parada and her children are very happy with their apartment, the only thing she would like to request is to have one of the bedrooms expanded to fit a bedroom set.  
[Plan of Action or Response](#)  
  
*Sherman is scheduled for modernization under CFP501 to include site improvements. Expansion of bedroom size is not feasible due to existing building design.*
29. Comment:  
Sherman (Manuela I. Badillo) - Requesting playground for kids, and complains about HACEP workers getting in apt. # 133 and making a lot of noise.  
[Plan of Action or Response](#)  
  
*Sherman is scheduled for modernization under CFP501 to include site improvements.*
30. Comment:  
Sherman (Jesus Garay Rios, Maria del Rosario Macedo) - petition w/dwg. to recondition an area next to the complex to create place for the young people that will not require a big investment and will give youth a place to develop a healthy mind and a healthy body. The area already has a basket ball court that only requires some crack repairs, volleyball court requires some excavation and sand to be used as beach volley ball, football soccer only requires some leveling, tall buildings on the back prevent balls to go out of the court, benches, area to plant trees and educate youth on how to take care of them.  
[Plan of Action or Response](#)

*Sherman is scheduled for modernization under CFP501 to include site improvements.*

31. Comment:

Chelsea (Alicia Sosa) - Fix elevators, clean floors, more lighting outside the hall on 4<sup>th</sup> floor, repair washer & dryers, front doors are very heavy for the disabled.

*Plan of Action or Response*

*Elevators were modernized several years ago. Entrance doors are being investigated. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

32. Comment:

Chelsea (Maria Luján) - Chelsea needs an emergency system that will allow communication with the manager and the security guard. The request is to install one in the bedroom and one in the restroom of each apartment.

*Plan of Action or Response*

*Emergency system is currently in place.*

33. Comment:

Chelsea (Antonio Amador) - Complains about the following; on weekends one elevator brakes down, after they call emergency and nothing is done, security is very poor, the front door is been broken for a year, the washers and especially the dryer don't work properly, the heater don't have thermo control, insect infestation on the 2<sup>nd</sup> is really bad, **why are the emergency stairs closed on the ends**, people from outside the complex enter and use the washer and dryer on weekends.

*Plan of Action or Response*

*Elevators were modernized several years ago. Entrance doors are being investigated. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. Stairwell doors shall remain unlocked leading into corridors, the exit door will lock to ensure resident safety.*

34. Comment:

Chelsea (Socorro Ortega) - Chelsea needs an emergency system that will allow the resident to call for help in case of emergency. The request is to install one in the bedroom and one in the restroom of each apartment. The apartments also need new closet doors.

*Plan of Action or Response*

*Emergency system is currently in place.*

35. Comment:

Henry Cisneros (Maria Calixtro) requests the following; park area, exterior & interior Paint, landscape, lighting (we have only one light).

*Plan of Action or Response*

*Due to expected HUD financial shortfalls Henry Cisneros interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP is implementing a needs assessment to better identify which complexes will require Engineering studies to improve lighting conditions.*

36. Comment:  
Fr. Ochoa (Esperanza Vilchis) - complex needs lighting, more clotheslines, park area, landscape to replace lawn, dryers in each unit.  
[Plan of Action or Response](#)  
*HACEP is implementing a needs assessment to better identify which complexes will require Engineering studies to improve lighting conditions. Due to expected HUD financial shortfalls Fr. Ochoa Site improvements will be reviewed for the future Annual and Five Year Plan submission.*
37. Comment:  
Fr. Ochoa (Maria Elena Salaz) Questions why maintenance is charging for repairs.  
[Plan of Action or Response](#)  
*Charges are outlined on lease agreement.*
38. Comment:  
Cramer (Irma Felix) - problems with electric connections burning light bulbs, floors are in bad conditions, air conditioners give a foul smell when turned on and also cause oxide to the apartment that is bad for residents health, stairs on stairway are loose  
[Plan of Action or Response](#)  
*HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. All maintenance issues should be called into work orders for faulty electrical connections, loose floor tiles and loose stair treads.*
39. Comment:  
Cramer (Irma Estupiñan) - requesting to have the paper copier returned to the office of the Resident Council. The council has a great need of the copier that was removed because they need to prepare flyers to distribute information.  
[Plan of Action or Response](#)  
*Flyers are coordinated through Resident Relations for mass copying in Print Shop.*
40. Comment:  
Marmolejo (Alicia Chavez) - place mailboxes for Section 2, move playground to a large area because the current is too small.  
[Plan of Action or Response](#)  
*Marmolejo was modernized several years past, which included site improvements.*
41. Comment:  
Muñoz (Arturo González) - Requesting from HACEP to consider the residents opinion before starting any new project. Considers that improvements to Muñoz are a failure because the nobody uses the grills installed, the iron fence instead of being an instrument for security and to beautify the complex, it looks like a concentration camp, don't allow residents to keep shopping carts, pedestrian crossing sign and lower speed limit on Trans mountain and Fairbanks intersection.  
[Plan of Action or Response](#)

*In preparation for the Annual and Five Year Plan residents are encouraged to attend area meeting and to voice their concerns or recommendations.*

42. Comment:

Muñoz (Memo Villafuente) - complex needs more lighting and pedestrian crossing signs.

[Plan of Action or Response](#)

*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. Due to expected HUD financial shortfalls Munoz Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

43. Comment:

Muñoz (Maria T. Caballero) Requesting the following:

- Remodel the kitchen cabinets (install new cabinets)
- New interior/exterior paint
- More lighting in Complex at Audobon St.
- Traffic light at the corner of Tran mountain/Woodrow Bean Rds. (too dangerous as it is right now)
- Sidewalk on Fairbanks Rd. coming from the Rainbow store to the complex (as it is now is very dangerous for residents walking on the street)

[Plan of Action or Response](#)

*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. Due to expected HUD financial shortfalls Munoz interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission. Residents are encouraged to contact their City Representative for issues concerning city property.*

44. Comment:

Roosevelt (Ramona Garcia) - more lighting, parking spaces, and larger playgrounds.

[Plan of Action or Response](#)

*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. New Community Center and Site improvements planned under year 2006.*

45. Comment:

Roosevelt (Estanislada Valeria Granados) - more lighting, parking spaces, and larger playgrounds.

[Plan of Action or Response](#)

*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. New Community Center planned under CFP 504.*

46. Comment:

Hart (Maria L. Navarro) - more lighting.

[Plan of Action or Response](#)



*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*

47. Comment:

Hart (Norma Patricia López) - complex needs new kitchen cabinets, more lighting and security on playgrounds.

*Plan of Action or Response*

*Interior modifications are planned for 2004. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

48. Comment:

Scattered Sites (Hortencia Chavez) - new Landscaping for front yard.

*Plan of Action or Response*

*Site improvements are proposed under CFP 504.*

49. Comment:

Scattered Site (Maria Esparza) - home needs new roof, new rug, interior/exterior painting, back yard's gate door is broken needs to be replaced.

*Plan of Action or Response*

*Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. Site improvements are planned for 2006.*

50. Comment:

Scattered Sites (Albino Rodríguez) - Unit needs remodeling, it also needs new roof. Requests to have the police patrol the area more often.

*Plan of Action or Response*

*Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Site improvements are planned for 2006.*

51. Comment:

Roosevelt (Irene Guzman) - more security and lighting, there is too much vandalism.

*Plan of Action or Response*

*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

52. Comment:

L.B.J. (Gabriela Cruz) - more lighting, security, and playgrounds.

*Plan of Action or Response*



*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Due to expected HUD financial shortfalls L.B.J. Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

53. Comment:

L.B.J. (Amelia Alonzo) - LBJ needs back yard lighting, decrease speed limit in complex, and more maintenance to the playgrounds.

*Plan of Action or Response*

*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

54. Comment:

L.B.J. (Margarita Alonso) - speed limit at LBJ's Roanake street be lowered to 15 MPH, add street bumps, another park to the right of Colter street, the existing one is poor condition, street lighting.

*Plan of Action or Response*

*Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. Due to expected HUD financial shortfalls L.B.J. Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

55. Comment:

L.B.J. (Antonio Maldonado – President of Res. Council) Requesting for the building that was used as a day care by the Y.M.C.A. to be used, after necessary repairs are done, as a place for their community where they may hold G.E.D., E.S.L., and Computer classes, meeting, conferences, and presentations that will benefit the community, and that will also be used as storage for office furniture, office supplies, and other equipment.

Mr. Maldonado also requested Funds, in name of the association, to help their sports team T.N.T. The team is in need of uniforms and equipment.

*Plan of Action or Response*

*YMCA continues to hold the lease. Contact Resident Relations for proper use of participation funds.*

56. Comment:

Henderson (Petra Del Olmo) - washers & dryers

*Plan of Action or Response*

*Due to expected HUD financial shortfalls Graham interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

57. Comment:  
Kennedy (Linda Escarseta) Asked what the purpose of the Annual Plan was.  
[Plan of Action or Response](#)  
*HUD requires HACEP to submit an Annual/5-Year Plan each year to secure funds for the following year.*
58. Comment:  
Kennedy (Maria Picasso) Maintenance needs to improve, her site lacks repair, and also requested more security.  
[Plan of Action or Response](#)  
*Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
59. Comment:  
Kennedy (Carmen Sonora) Kennedy needs more information for teens 5-8 recreation.  
[Plan of Action or Response](#)  
*Mark Kneip – (Act. Dir. of Tech. Svcs.) Informed her that we are looking for more funds to implement more programs.*
60. Comment:  
Kennedy ( Amelia Franco ) would like more information on the Homeownership Program.  
[Plan of Action or Response](#)  
*Kennedy Homeownership program has closed.*
61. Comment:  
Sandoval (Lourdes Garcia) Requesting to better common areas, Xeriscape grounds, a Community Center (like Flora Garcia building), windows on upstairs units, more lighting, a tent on the playground.  
[Plan of Action or Response](#)  
*Sandoval is scheduled for modernization and site improvements under CFP 503. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*
62. Comment:  
Sandoval (Socorro Rivera) Requesting more lighting, water and a swimming pool if possible.  
[Plan of Action or Response](#)  
*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. HACEP pays for all water.*

63. Comment:  
Sandoval (Isela Gómez ) Requesting a better place where kids could stay off the streets. A recreation center where the kids may can have computers, games, basketball courts, and some other challenging, or nice surroundings for the children. It would be nice to have a recreation center such as the one at Kennedy Apartments, but in a smaller phase; also Sandoval needs more pay phones around the area.

Plan of Action or Response

*Sandoval is scheduled for modernization and site improvements under CFP 503.*

64. Comment:  
Sandoval (Alma Luna) Requesting lighting between apartments 117 and 120.

Plan of Action or Response

*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*

65. Comment:  
Sandoval (Vergie L. Horner) Requesting speed bumps, to get rid of the dirt replacing it with cement, more security to eradicate graffiti, and new basketball for the children.

Plan of Action or Response

*Sandoval is scheduled for modernization and site improvements under CFP 503. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

66. Comment:  
Sandoval (Dolores Reyes) Requesting a brick wall around the playground to improve children's safety.

Plan of Action or Response

*Sandoval is scheduled for modernization and site improvements under CFP 503.*

67. Comment:  
Sandoval (Jorge & Maria Sustaita) Wash/clean trash bins, fence around playground, more lighting, trees, more police patrol to enforce speed limit.

Plan of Action or Response

*Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. Sandoval is scheduled for modernization and site improvements under CFP 503. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

68. Comment:  
Sandoval (Carmen Talamantes) Would like to see more learning programs for youth, to make park larger, reduce speed limit to 20 or 30 MPH, and enforce it.  
[Plan of Action or Response](#)  
  
*Sandoval is scheduled for modernization and site improvements under CFP 503. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
69. Comment:  
Sandoval ( Maria C. Samora) Would like to have more safety/protection for youth and small children.  
[Plan of Action or Response](#)  
  
*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
70. Comment:  
Sandoval (Rafaela Torrijos) Requesting more police patrol, more lighting, and for parents to be more careful with their children so they will be more respectful and use less offensive language.  
[Plan of Action or Response](#)  
  
*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*
71. Comment:  
Sandoval (Patricia Herein) Requesting for more Youth/Children activities to occupy their idle time.  
[Plan of Action or Response](#)  
  
*Partnership with Boys and Girls Club of El Paso being initiated.*
72. Comment:  
Williams (Fernando Madero) Renew walls in apartments.  
[Plan of Action or Response](#)  
  
*Williams is scheduled for interior modernization under CFP503.*
73. Comment:  
Machuca (Ma. Irene Aguilar) Replace old air conditioners.  
[Plan of Action or Response](#)  
  
*HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency.*

74. Comment:  
Kennedy ( Teresita Camargo ) requesting screens on front doors, and street speed bumps and speed limits.  
[Plan of Action or Response](#)  
  
*Kennedy Apartments and Estates have recently been modernized or new through Hope VI.*
77. Comment:  
King ( Oscar Villegas ) His apartment needs new windows because wind and rain get in.  
[Plan of Action or Response](#)  
  
*Scheduled for Interior Modernization and Site improvements under CFP503.*
78. Comment:  
King ( Alicia Romo ) Landscaping, water faucet at front yard of each apartment, replace stained and burned bathroom floors, AC, heater, ducts, and more security patrol.  
[Plan of Action or Response](#)  
  
*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
79. Comment:  
King ( Maria Macias ) More lighting, Hazelnut St. is very dark.  
[Plan of Action or Response](#)  
  
*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*
80. Comment:  
King ( Magdalena Villanueva ) Needs new floors on first floor, and A/C  
[Plan of Action or Response](#)  
  
*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency.*
81. Comment:  
King ( Micaela Espino ) Needs closet fixed, A/C, and cabinets.  
[Plan of Action or Response](#)  
  
*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency.*
82. Comment:  
King ( Raquel Robles ) New A/c needed, new cabinets, new windows (wind & rain get in the apartments through the windows), Hazelnut St. is too dark, place complex name at entrance, and do not remove security guards.  
[Plan of Action or Response](#)

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*

83. Comment:

King ( Gonzalo Vázquez ) New windows needed, A/C, ducts, and do not remove security guards.

[Plan of Action or Response](#)

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

84. Comment:

King ( Elvira Arredondo ) New cabinets, more cleaning maintenance in the complex, new windows, secure doors, A/C, exhaust fan in bathroom, air conditioner is not working.

[Plan of Action or Response](#)

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

85. Comment:

King ( Tomasa Hernández ) More cleaning maintenance in the complex, and new kitchen cabinets.

[Plan of Action or Response](#)

*Scheduled for Interior Modernization and Site improvements under CFP503. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

86. Comment:

King ( Graciela Torres ) Maintenance in common areas, new windows, new doors, more lighting, new A/C, control pigeon population, complex needs recreation area.

[Plan of Action or Response](#)

*Scheduled for Interior Modernization and Site improvements under CFP503. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*

87. Comment:  
King ( Jesus M. González ) Kitchen cabinets, bathroom cabinets, more cleaning maintenance in the complex, green areas.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*
88. Comment:  
King ( Jesus Resendez ) Fix closets and ground maintenance.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*
89. Comment:  
King ( Victor M. Ornelas ) Requesting a lighting in living room, new stove, fix doors and windows because cold gets through window cracks, smaller closets, do something about kids graffiti, control kids so they do not make so much noise at night, specially in two story apartments were there are residents in top and bottom level.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*
90. Comment:  
King ( Irma Robledo ) Doors, bathroom sink, windows, new kitchen cabinets, do not charge for repairs, grass on yards, and new lawn equipment.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503.*
91. Comment:  
King ( Alma Salgado ) Complex needs more security guards, windows need to be fixed, more maintenance on common areas, and complex needs recreation area, place complex name at the entrance, more lighting, and new A/C's.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*



92. Comment:  
King ( Guadalupe Gaytán ) New doors, more playground equipment, more cleaning maintenance on common areas especially behind the fence because when is windy, all the trash accumulated behind get blown to the apartments.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*
93. Comment:  
King ( Graciela Tarango ) New A/C, more security patrol, more maintenance cleaning on common areas, complex name at the entrance, and new windows.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*
94. Comment:  
King ( Brisa E. Rivera ) Do not remove security guards, new windows, more cleaning maintenance in common areas, name at complex entrance, recreation areas, new windows, new curtain rods, new doors.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*
95. Comment:  
King ( Soledad Rivera ) new windows, A/C, more maintenance cleaning common areas, do not remove security guards, and do not charge for repairs.  
[Plan of Action or Response](#)  
*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*
96. Comment:  
King ( Norma Colomo ) Repair walls, repair A/C's., clean common areas, new doors, fix bathroom walls, change rusty faucet handles in bathroom. .  
[Plan of Action or Response](#)



*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

97. Comment:

King ( Maria Elida Payán ) new windows, more security guards, more lighting, new kitchen, new/better showers, new A/C's, more maintenance on common areas. .

*Plan of Action or Response*

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. HACEP is implementing a needs assessment to better identify which complexes will require Engineering studies to improve lighting conditions. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

98. Comment:

King ( Yolanda Solorio ) Vents, A/C's, new windows, screen doors, and keep more security, more maintenance on common areas. .

*Plan of Action or Response*

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

99. Comment:

King ( Leovigilda Garcia ) New A/C's, new windows, screen locks; do not remove security, more maintenance on common areas, new floors, refrigerators, and god paint on front doors.

*Plan of Action or Response*

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

100. Comment:

King ( Yolanda Esquivel ) more security, new windows, kitchen cabinets, A/C's, more maintenance on common areas, screens, and kitchen exhaust fan.

*Plan of Action or Response*

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

101. Comment:

King ( Francisca Armendariz ) New windows, new sink in the bathroom, stoves, more security patrol, fences, complex name sign at entrance, more maintenance on common areas.

[Plan of Action or Response](#)

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

102. Comment:

King ( Yvette Castillo ) Electrical outlets, kitchen cabinets, Dirt in vents, more security, new vinyl needed, windows let dirt in at all the time, new paint needed.

[Plan of Action or Response](#)

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

103. Comment:

King ( Beatriz Saenz ) Apartment needs new windows, good closet doors, new A/C's, Complex name at the entrance of complex, screen doors, keep security guards, more maintenance on common areas, new refrigerators.

[Plan of Action or Response](#)

*Scheduled for Interior Modernization and Site improvements under CFP503. HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

104. Comment:

González ( Bart M. Stahl ) Lights for gazebo, higher fences around basketball court/back yards, additional security especially on weekends, speed bumps, signs "caution children playing", sign with complex name.

[Plan of Action or Response](#)

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

105. Comment:

González ( Lorenza Ramos ) would like to have a playground for the kids, so they don't play on the street, speed bumps so cars don't pass by very fast. .

[Plan of Action or Response](#)

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

106. Comment:

González ( Antonia Rodríguez ) Complex needs more security, a playground for kids, on the basketball courts a water fountain is needed, and more subsidies for utilities.

[Plan of Action or Response](#)

*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

107. Comment:

González (Concepción Mata ) Higher fences, more security especially during weekends, repair sidewalks.

[Plan of Action or Response](#)

*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed. Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

108. Comment:

González (Isabel López ) more security, higher fences, signs "caution children playing", sign with complex name.

[Plan of Action or Response](#)

*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

109. Comment:

González ( Maria Gpe Aguirre ) Higher fences, pay more attention to ground maintenance, and a storage room.

[Plan of Action or Response](#)

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

110. Comment:

González ( Maria Marín ) more maintenance, change stoves and refrige rators, speed bumps, interior painting.

[Plan of Action or Response](#)

*Due to expected HUD financial shortfalls Gonzalez interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

111. Comment:

González ( Lorenzo Cano ) Speed bumps, additional security, gazebo lighting, higher rock wall for backyard, repair sidewalks.

[Plan of Action or Response](#)

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

112. Comment:

González (Margarita Armendariz ) More security, higher fences, more street lighting, speed limit signs, more playgrounds.

[Plan of Action or Response](#)

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*

113. Comment:

González ( Lupe Stahl ) Higher fences in backyard, additional lighting in streets, keep security, new basketball court.

[Plan of Action or Response](#)

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

114. Comment:

González ( Silvia E. Rocha ) Streets need more lighting, keep security, electric outlet for dryers, and fines for throwing trash on sidewalks.

Plan of Action or Response

*HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Due to expected HUD financial shortfalls Gonzalez interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

115. Comment:

González ( Nora C. Muñoz ) Higher fences, replace stoves and refrigerators, fence on front yards, sign with complex name at the complex entrance, sign “caution children playing”.

Plan of Action or Response

*Due to expected HUD financial shortfalls Gonzalez interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

116. Comment:

González ( Bertha Yañez ) Security guards, higher fences, lighting, more cleaning maintenance of grounds.

Plan of Action or Response

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

117. Comment:

González ( Leticia Figueroa ) more security during weekends. Fridays 7:30p.m. – 12:30p.m. Saturday – Sunday, speed limit signs, place community watch stickers.

Plan of Action or Response

*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

118. Comment:

González ( Manuel Anchondo ) Requesting more playgrounds, more neighborhood watch, recommends a clean-up day in neighborhood, and also recommends to help disable & handicap residents.

*Plan of Action or Response*

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

119. Comment:

González ( Gabriela Hernández ) Jungle gym, water fountain, fence on front yards.

*Plan of Action or Response*

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

120. Comment:

González ( Debbie González ) Playground for kids.

*Plan of Action or Response*

*Due to expected HUD financial shortfalls Gonzalez Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

121. Comment:

González ( Maria Aguilar ) more security, recommends parents to give more attention to their kids so they would not be getting into neighbor's backyards.

*Plan of Action or Response*

*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

122. Comment:

Muñoz (Rebeca Meraz) – Requesting traffic light on Audobon St. and sidewalk on Fairbank St. for the many residents that have to walk to the store.

*Plan of Action or Response*

*Residents are encouraged to contact their City Representative with issues regarding City property.*

123. Comment:

Graham/Telles ( Alicia Ortega ) Requested from Mr. Montiel new kitchens and new floors for the communities of Graham and Telles.

*Plan of Action or Response*

*Due to expected HUD financial shortfalls Graham interior modernization and Site improvements will be reviewed for the future Annual and Five Year Plan submission.*

124. Comment:



Graham/Telles ( Marisela Vizcarra ) Requesting new air conditioner.

Plan of Action or Response

*HACEP has undertaken the replacement and maintenance of 2000 A/C's through out the agency.*

125. Comment:

Roosevelt ( Pricilla Avalos ) Would like to see more grass around the apartments or cement leaving a small area for grass, more parking space, and playground needs improvements (swings).

Plan of Action or Response

*A community Center and Site improvements are scheduled for year 2006 and 2007*

126. Comment:

Roosevelt ( Guadalupe Duenes ) Would like to see the junked cars removed from the parking lot, and also more grass instead of dirt, and please not to allowed pet owners to take their pets out to relieve themselves.

Plan of Action or Response

*A community Center and Site improvements are scheduled for year 2006 and 2007. Notify Management of junk cars*

127. Comment:

9000 Marks # 11 ( Jose A. Silva ) Automatic doors to office entrance for handicap accessibility, more handicap accessible ramps.

Plan of Action or Response

*A community Center and Site improvements are scheduled for year 2006 and 2007.*

128. Comment:

9000 Marks # 93 ( Modesta Mancilla ) Requesting grills and improvement to playground.

Plan of Action or Response

*A community Center and Site improvements are scheduled for year 2006 and 2007*

129. Comment:

Roosevelt ( Lorena Lazo ) Their community needs more green areas, lighting, and parking spaces.

Plan of Action or Response

*A community Center and Site improvements are scheduled for year 2006 and 2007HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*

130. Comment:

Roosevelt ( Claudia Gómez ) Requesting more lighting, parking spaces, to remove broken cars from parking, more grass in the playground.

Plan of Action or Response

*A community Center and Site improvements are scheduled for year 2006 and 2007. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*

131. Comment:

9000 Hyde Park ( Yolanda Salas ) Would like to have a bigger park, and security patrolling more often.

[Plan of Action or Response](#)

*A community Center and Site improvements are scheduled for year 2006 and 2007. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

132. Comment:

Roosevelt ( Martha Miranda ) Community needs sidewalk from Hondo Pass to Dyer St. on the right hand side, more lighting on parking lot at Hondo Pass entrance to the right, and a bigger parking lot.

[Plan of Action or Response](#)

*Residents are encouraged to contact their City Representative with issues regarding City property. HACEP is implementing a needs assessment to better identify which complexes will require Engineering studies to improve lighting conditions.*

133. Comment:

9000 Hyde Park # 62 ( Ma. De Jesus Morales ) Requesting playgrounds, parking spaces, and more lighting.

[Plan of Action or Response](#)

*A community Center and Site improvements are scheduled for year 2006 and 2007. HACEP is implementing a needs assessment to better identify which complexes will require engineering studies to improve lighting conditions.*

134. Comment:

9000 Marks # 26 ( Josefa C. Apodaca ) Community needs to have more landscape, security patrolling more often, and cleaning needs to be done.

[Plan of Action or Response](#)

*A community Center and Site improvements are scheduled for year 2006 and 2007. HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs. Resident must first call the work order desk to open a work order. Work orders take between 24 to 48 hours to be completed.*

135. Comment:

9000 Marks # 92 ( Teresa Sarellano ) Would appreciate if more money is put into security since many people that is not supposed to be in complex, due to criminal offences, are coming back often after they were kicked out, also requesting more parking spaces.

[Plan of Action or Response](#)



*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

136. Comment:

Roosevelt ( No Name ) Not happy with the parking rules, because there are too many requirements and little safety/security

*Plan of Action or Response*

*HACEP plans to continue its security programs and police patrols. HACEP to implement community self help programs through crime stopper and neighborhood watch programs.*

## Accomplishments

Congress passed the 1998 Quality Housing and Responsibility Act (Reform Act) (Public Law 105-276, 112 Statute 2461) and the President signed it into law on October 21, 1998. The Reform Act mandates many changes in the current housing law, including a new Five-Year Agency and Annual Plan, emphasis on greater autonomy and economic independence for housing authorities, homeownership for public housing residents and moderate and low-income families, and many related amendments. As a result the mission statement of the HACEP states:

The United States Department of Housing Management Assessment Program (PHMAP) was responsible for assessing the performance of Housing Authorities. For the past seven years, HACEP was rated and designated with a High Performer status. On September 1998, HUD published a Final Rule changing the rating system used to assess the performance of Housing Authorities to the Public Housing Assessment System (PHAS). Under PHAS the HACEP has maintained a High Performer status. The Authority received 30 out of 30 possible points in the management assessment score that officially designated the HACEP as a High Performer with a score of 90.0 for 2000-2001 fiscal year.

### Development / Technical Services

- ?? In the area of Development, HACEP has completed the infrastructure of the Rubin Heights subdivision with its 110 lots. The Authority is in the process of awarding contracts to build the first 10 public housing homes.
- ?? The Migrant Farm Workers housing complex, in a joint effort with USDA, is in the final stages of construction and is scheduled to be completed in November 2002.
- ?? A Gazebo was constructed at the Krupp complex, in a joint effort with the City of El Paso, through a Community Development Block Grant (CDBG). In addition to on-going maintenance and modernization activities, HACEP is developing new affordable homeownership opportunities. HACEP completed the construction of the Kennedy Estates subdivision - 124 rental units and 50 homeownership units. All 50 homes have been sold at Kennedy estates. Drug Grant funds have been used to build security fences, lighting, and recreation areas at various complexes throughout El Paso.

### Maintenance Accomplishments

- ?? Maintenance and Force Account Crews have completed Interior Modernization in 17 communities as outlined under the Comprehensive Plan for Modernization CGP 708 & Capital Fund Program 501, and in compliance with our projected goals. Additional Improvements have also been completed in other areas related to Energy Conservation Measures, Exterior Building and Site Improvements to improve the safety and curb appeal to our communities.
- ?? Maintenance Department working together with the El Paso Water Utilities and private utility contractors has met compliance with the Environmental Protection Agency, Safe Drinking Water Act by providing assistance with the installation of Backflow Prevention Devices at our existing high-rise buildings.

February 19, 2003

- ?? Maintenance Cathodic Protection Department, has retained favorable and satisfactory scores in annual gas pipeline and safety program inspections conducted by the Texas Railroad
- ?? Commission. We have also received approval and a satisfactory evaluation from the Texas Railroad Commission, on the implementation of our written Master Meter Operator Qualification Program, this program is designed to provide safety training and qualify our maintenance staff performing safety pipeline inspections. Implementation of safety awareness and qualification program was completed within our projected schedule.
- ?? Maintenance Department continue to implement a preventive maintenance program and annual inspection of all units under the new Real Estate Assessment Center (REAC) and Uniform Physical Center Standards (UPCS) Guidelines, results are monitored by a reduction in work orders being recorded and improvements in customer satisfaction from our residents. HACEP is currently undergoing REAC inspections, completion scheduled for December 12, 2002.

#### Public Housing and Community Affairs

- ?? Public housing average occupancy rate for the year was approximately 98.7%. Currently, there are approximately 1,933 families on the waiting list.

#### Section 8 Accomplishments

- Continue on-going efforts to improve and maintain SEMAP scores
  - Received a "High Performer" rating on SEMAP
  - Reduce the waiting period for prospective applicants
  - Landlord orientations held on a quarterly basis
  - Aggressive program marketing and outreach
  - El Paso Apartment Assoc. endorsement
  - Presentations for private sector property managers receiving certification
  - Maintained Payment Standard at 110% of the Fair Market Rent
  - Continuously work to improve service provided to the participants and property owners
  - Selected to receive 222 FY2002 Fair Share Allocation of Incremental Voucher Funding
  - Had zero findings on HUD RHIIP Audit
  - Went over 4000 level for units leased under HCV Program for 1st. time ever.
  - Section 8 occupancy rate was at 90% throughout this reporting period. Currently, there are approximately 2,715 families on the Section 8 waiting list and a total of 4,408 vouchers available.
- ?? **HACEP** re-implemented the HOPE for Elderly Independence Program on October 1, 2001 with the authorization of the Department of Housing and Urban Development. The purpose of this program is to target the elderly population', sixty-two years of age and older, in order to provide them with Section 8 voucher assistance as well as supportive services, which help prevent early or unnecessary

**February 19, 2003**

institutionalization. The Program consists of one hundred participants that receive intensive case management in order to insure the appropriate supportive services. A scope of services that our clients benefit from are transportation, home management, senior companion, congregate/home delivered meals, and health care maintenance (dental, hearing, vision and prescriptions). The program has met its goal of one hundred participants, and we are currently in the process of making arrangements to continue the program for one to two years. In continuing the program RACEP will insure that participants continue to receive supportive services as well as transition participants into other supportive services programs, which will continue to service HOPE for Elderly Independence participants long after the program closes.

- ?? The Resident Relations Department has a plan in place that will help the Resident Associations organize activities with funds from HUD. New regulations changed the stipends received by the resident Associations from \$1.00 to \$25.00 per occupied housing unit. The Resident Relations department now networks with agencies that provide educational and social programs that allow our resident to achieve a better quality of life. The goals of the Resident Relations department is to provide guidance and knowledge to allow the residents of public housing a better opportunity in order to become self-sufficient and more importantly integrate into the community as a whole by providing them leadership skills, life skills, but more importantly educational and employment opportunities.
- ?? HACEP in partnership with the El Paso Area Foster-Parent Association, Inc., set aside 50 Housing Choice Vouchers to create a family unification program. The program provided housing to youth 15 years and older who had left or were in the process of exiting the foster care program.
- ?? The S.N.A.P. (Special Needs Assistance Program) was created to provide emergency housing assistance to eligible families who are referred as emergency cases by partnering community agencies.

#### HACEP Security Accomplishments

The El Paso Housing Authority serves over 6,400 families in a city with a population of over 750,000 residents. HACEP's public housing communities are located in highly accessible areas of the city where criminals have easy access in and out of RACEP properties. The goal of the El Paso Housing Authority is to develop a strategy to reduce drug related and other crimes, empower residents, and increase the quality of life for our residents in our community and the surrounding neighborhoods. With the established ongoing working relationships with Federal, and local law enforcement agencies, we propose to continue our proven strategy.

HACEP's security program takes a holistic community partnership approach in the reduction of crime in and around its targeted housing developments by using the following strategies:

1. Increasing citizen awareness of the problems of crime by analyzing the neighborhood crime patterns and reporting the actual crime problems confronting individuals who live in the target area.
2. Conducting public education programs on crime prevention geared specifically to the various groups in their housing community.

**February 19, 2003**

3. Gathering and contributing helpful information to the Housing Authority concerning social problems involving individuals, families and /or neighborhoods.
4. Maintaining a high degree of contact with the citizens within the housing communities and involving them in planning, designing and evaluating community crime prevention programs.
5. Patrolling housing communities to strengthen lines of communication with citizens and preventing crime and delinquency.
6. Meeting with managers and resident council members to discuss crime prevention and security problems, activities and procedures.
7. Working closely with the El Paso Police Department to investigate selected crimes against the persons or individuals and supporting community education programs to prevent reoccurrence.
8. Working with the elderly communities to develop programs and activities to help ensure safety and comfort in their living and social environment.
9. Routinely reviewing community resources to ascertain what's needed to improve the quality of life in the area.
10. Inspecting the community grounds for any violation of city codes or housing violations. Enforcement is procured on a voluntary basis rather than punitive. The security officers will actively seek out any grievances that the citizenry may have, and seek to alleviate them.

These strategies have allowed us to maximize our service to our communities. The cooperation and information flow has improved through various attempts to reduce social distance between the security officers and the residents. It has also enhanced the coordination efforts with community members and resources.

This collaborative community approach has allowed HACEP to work in partnership with residents in decreasing overall crime by 16 % within the HACEP properties and surrounding neighborhoods. Drug related crimes have decreased by 19% over last years report crime.

**ANNUAL STATEMENT /  
PERFORMANCE AND EVALUATION REPORT**

Part I: Summary  
Comprehensive Grant Program (CGP)

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 6/30/93)

HA Name	HOUSING AUTHORITY OF THE CITY OF EL PASO	Comprehensive Grant Number	TX21-P003-708	FFY of Grant Approval	1999
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number #3	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/30/02
<input checked="" type="checkbox"/> Final Performance and Evaluation Report				

ne No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	645,352	502,800	502,800	502,800
4	1410 Administration	1,032,985	911,017	911,017	911,017
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	503,677	436,713	436,713	436,713
8	1440 Site Acquisition				
9	1450 Site Improvement	1,373,318	1,164,689	1,164,689	1,164,689
10	1460 Dwelling Structures	3,307,179	4,147,309	4,147,309	4,147,309
11	1465.1 Dwelling Equipment -- Nonexpendable	277,624	251,976	251,976	251,976
12	1470 Nondwelling Structures	650,906	388,467	388,467	388,467
13	1475 Nondwelling Equipment	615,393	626,608	626,608	626,608
14	1485 Demolition	317,575	315,470	315,470	315,470
15	1490 Replacement Reserve				
16	1495.1 Relocation Costa	18,940	28,940	28,940	28,940
17	1498 Mod Used for Development	371,066	340,028	340,028	340,028
18	1502 Contingency (may not exceed 8% of line 19)	0	0	0	0
19	<b>Amount of Annual Grant (Sum of Lines 2-15)</b>	9,114,017	9,114,017	9,114,017	9,114,017
20	Amount of line 19 Related to LBP Activities	0	0		
21	Amount of line 19 Related to Section 504 Compliance	0	0		
22	Amount of line 19 Related to Security	36,501		36,501	36,501
23	Amount of line 19 Related to Energy Conservation Measures	0		0	

..1. To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

form HUD-52837 (1/95)

ref Handbook 7485.3

708 Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity		Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX21-P003-010 ALAMITO	Site Improvements: Sidewalks, Landscape	1450	1	LS	0.00				
	Site Utilities	1450	1	LS	0.00				
	Exterior Dwelling Modernization: Generally includes painting, roof doors, windows, siding, masonry, foundation, screens	1460	61	BLDG	1,591.22	1,361.73	1,361.73	1,361.73	Work complete
	Interior Dwelling Modernization, Weatherization. Generally includes cabinets, painting, floors, elect., plumbing, doors, fixt.	1460	349	DU	26,019.51	26,209.64	26,209.64	26,209.64	Work complete
	Dwelling Appliances: Refrig. / Stoves	1465	250	DU	23,675.43	23,883.43	23,883.43	23,883.43	Work complete
	Non-Dwelling Modernization: Com Rm/Laundry Room	1470	1	LS	0.00				
	Non-Dwelling Equipment: HVAC upgrades; Playgrnd equip and picnic areas	1475	1	LS	0.00				
TX21-P003-020 TAYS PLACE	Site Improvements: fencing, sidewalk, improve.	1450	1	LS	204,759.53	217,422.46	217,422.46	217,422.46	Work completed
	Site Utilities: clean-out, elect. util. upgrades	1450	1	LS	16,386.47		16,386.47	16,386.47	Work completed
	Exterior Dwelling Modernization: Weatherization Generally includes painting, roof, doors, windows, siding, masonry, foundation, screens.	1460	311	DU	129,960.00	96,402.93	96,402.93	96,402.93	Moved to CFP 501
	Interior Dwelling Modernization: Weatherization Generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware.	1460	311	DU	332,760.18	403,779.18	403,779.18	403,779.18	Moved to CFP 501
	Dwelling Equipment - Appliances	1465	311	DU	38,586.44	39,806.44	39,806.44	39,806.44	Moved to CFP 501
	Non Dwelling Modernization: Day Care, Rec. Paint	1470	1	LS	4,474.31	4,302.18	4,302.18	4,302.18	Work completed
	Non-Dwelling Equipment: heating/ac upgrades, plygn equip	1475	1	LS	0.00				
TX21-P003-030 TAYS PLACE	Site Improvements: Sidewalks, landscaping, lighting	1450	1	LS	11,316.00	18,628.14	18,628.14	18,628.14	Work completed
	Site Utilities: Clean out, elect. utility upgrade	1450	1	LS	39,121.04	52,281.91	52,281.91	52,281.91	Work completed
	Exter. Building Improvements: painting, roof, doors, windows, siding, masonry, foundation, screens.	1460	30	DU	12,525.00	2,957.31	2,957.31	2,957.31	Moved to CFP 501
	Appliances	1465	15	DU	4,503.08		4,503.08	4,503.08	Work completed
TX21-P003-150 TAYS PLACE	Site Improvements: Weatherization & coating, sidewalks, land- scaping, lighting.	1450	1	LS	3,754.00	3,816.84	3,816.84	3,816.84	Work completed
	Site Utilities: Clean out, elect. utility upgrade	1450	1	LS	490.49	1,217.46	1,217.46	1,217.46	Work completed
	Interior Modernization: cabinets, painting, floors, elect., plumbing	1460	18	DU	19,343.31	7,295.20	7,295.20	7,295.20	Moved to CFP 501
	Exter. Building Improvements: Weatherization, coating	1460	18	DU	7,515.00	6,654.78	6,654.78	6,654.78	Moved to CFP 501
	Appliances	1465	11	DU	3,200.00	25.71	25.71	25.71	Moved to CFP 501
TX21-P003-050 SHERMAN	Foundation Repairs	1460	144	DU	100,500.00	54,826.48	54,826.48	54,826.48	Work completed
TX21-P003-060 SHERMAN	Foundation Repairs	1460	180	DU	100,500.00	75,281.81	75,281.81	75,281.81	Work completed
TX21-P003-070 SUN PLAZA	Upgrade HVAC Controls & Tech	1460	330	DU	228,290.00	86,570.24	86,570.24	86,570.24	Moved to CFP 501
	Upgrade Smoke Panel & Heat Detectors	1460	330	DU	94,557.42	91,986.14	91,986.14	91,986.14	Work completed
	Energy Management Controls	1460	330	DU	69,600.00	16,608.88	16,608.88	16,608.88	Work completed
	A & E Fees	1430	1	LS		4,393.03	4,393.03	4,393.03	Moved to CFP 501
	HVAC Cooling Tower	1460	1	LS	25,000.00	24,870.00	24,870.00	24,870.00	Work completed
	Installation of Back Flow Preventors	1450			42,281.25	10,061.92	10,061.92	10,061.92	Moved to CFP 501
	Non-Dwelling Equipment (Expendable)	1475	1	LS	4,000.00	0.00			Work completed

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

708 Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX21-P003-080 CHELSEA	Upgrade HVAC Controls & Tech	1460	1	LS	157,844.00	96,268.04	96,268.04	Moved to CFP 501 Work completed
	Upgrade Smoke Panel & Heat Detectors, including energy efficiency technology.	1460	199	DU	26,000.00	1,268.00	1,268.00	
	Chiller repairs	1460				12,836.00	12,836.00	Work completed
	A & E Fees	1430				4,393.03	4,393.03	Moved to CFP 501
	Appliances	1465	199	DU	8,700.00	8,767.54	8,767.54	Work completed
	Installation of Back Flow Preventors	1450			26,125.00	11,520.99	11,520.99	Moved to CFP 501
	Non-Dwelling Equipment (Expendable)	1475			4,000.00	0.00	0.00	Work completed
TX21-P003-090 DEWETTER	Appliances	1465	21	DU	15,245.38	7,245.38	7,245.38	Work completed
TX21-P003-100 SALAZAR	Interior Modernization: Painting, doors, plumbing, elect, cabinets flooring, windows, hardware and energy conservation measures	1460	283	DU	126,389.23	1,364,306.68	1,364,306.68	Moved from 501
	A & E Fees	1430				13,854.18	13,854.18	Moved to CFP 501
	Exterior Improvements	1460	283	DU	382,235.51	408,257.14	408,257.14	Work completed
	Asbestos Abatement	1460	360	DU	458,110.60		458,110.60	Work completed
	Asbestos Survey	1460	360	DU	0.00			
	Site Improvements	1450			719,052.14	722,276.49	722,276.49	Work completed
	Demolition	1485	77	DU	317,530.69	315,426.09	315,426.09	Work completed
	Relocation	1495	283	DU	9,700.00	19,700.00	19,700.00	Work completed
TX21-P003-110 GUILLEN	Appliances	1465	12	DU	11,526.39	5,808.91	5,808.91	Work completed
TX21-P003-130 VALLE VERDE	Appliances	1465	5	DU	3,848.99		3,848.99	Work completed
TX21-P003-131 MACHUCA	Appliances	1465	10	DU	4,138.25		4,138.25	Work completed
TX21-P003-151 PAISANO	Site Improvements: Asphalt seal coat	1450	1	LS	0.00			Work completed
	Site Utilities: Area lighting, irrigation	1450	1	LS	0.00			
	Ext. Dwelling Modernization: win., pnt., screens. Generally includes painting, roof, doors, windows, siding, masonry, found	1460	46	DU	0.00			
	Interior Dwelling Modernization: Weatherization. Generally includes cabinets, painting, floors, elect., plumbing, doors, hardw	1460	46	DU	0.00			
	Dwelling Appliances: stoves, refig.	1465	46	DU	0.00			
	Relocation	1495			9,240.00	9,240.00	9,240.00	
TX21-P003-140 CRAMER	Site Improvements: landscaping, replace underground power-lines, lighting, asphalt upgrade.	1450	1	LS	0.00			Work completed
	Site Utilities: waterline upgrade	1450	1	LS	13,800.89	13,771.48	13,771.48	
	Exter. Dwelling Modernization: Painting, flashing, doors, restu windows, roof upgrade, roof jacks.	1460	57	BLDG	0.00			Work completed
	Interior Dwelling Modernization: Generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware.	1460	144	DU		8.03	8.03	
	Dwelling Appliances: ranges, refrigerators, heating	1465	144	DU	13,884.10		13,884.10	Work completed
	Non-Dwelling Modernization: M&M big-windows. Com. Rm	1470	1	LS	0.00			
	Kitchen cabinets, interior paint							
	Non-Dwelling Equipment: HVAC; refig.,	1475	1	LS	0.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date



708 Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX21-P003-160 LEASED HOUSING	Appliances	1465	9 DU	2,600.00	1,264.00	1,264.00	1,264.00	Work completed
TX21-P003-180 SANDOVAL	Appliances	1465	20 DU	10,794.07		10,794.07	10,794.07	Work completed
TX21-P003-190 MARMOLEJO	Appliances	1465	34 DU	16,405.66		16,405.66	16,405.66	Work completed
TX21-P003-200 KATHY WHITE	Appliances	1465	4 DU	5,564.33		5,564.33	5,564.33	Work completed
	Demolition / Abatement	1485	8 DU	43.91		43.91	43.91	Work completed
TX21-P003-210 RIO GRANDE	Appliances	1465	6 DU	2,119.65		2,119.65	2,119.65	Work completed
TX21-P003-230 EISENHOWER	Drainage Improvements	1450		123,592.80	733.45	733.45	733.45	Move to CFP 503
	A & E Fees	1430			23,264.65	23,264.65	23,264.65	Work completed
	Interior Mod / Burned Unit	1460		25,000.00	0.00			Work completed
TX21-P003-250 ALVAREZ	Appliances	1465	8 DU	2,817.17		2,817.17	2,817.17	Work completed
TX21-P003-260 FATHER PINTO	Upgrade Sewer Vent Stacks	1460	113 DU	279,000.00	225,857.32	225,857.32	225,857.32	Work completed
	A & E Fees	1430			295.52	295.52	295.52	
	Upgrade HVAC Sys & Mechan. Room	1460	113 DU	38,547.79		38,547.79	38,547.79	Work completed
	Upgrade Smoke Panel & Detectors	1460	113 DU	0.00				
TX21-P003-270 WEBBER	Installation of Back Flow Preventors	1460		32,875.00	13,015.12	13,015.12	13,015.12	Work completed
	Site Improvements; Replace water main	1450	99 DU					
	Ext. Building Improvements. Paint / Roof	1460	99 DU	147,678.90	148,567.79	148,567.79	148,567.79	Work completed
TX21-P003-280 GONZALEZ	Exterior Building Improvements-	1460		47,181.01	48,531.01	48,531.01	48,531.01	Work completed
TX21-P003-290 ROBINSON	Exterior Improvements : Replace roof shingle, trim & paint	1460	184 DU	134,492.13	43,470.34	43,470.34	43,470.34	Work completed
	Appliances	1465	65 DU	44,049.12	38,819.92	38,819.92	38,819.92	Work completed
	Interior Modernization: Repairs doors, kitchen, plumbing, drywall	1460	1 DU	38,525.22	37,778.01	37,778.01	37,778.01	Work completed
	trim, paint, electric., H&C. siding, windows, & burned units							
	Site Utilities	1450		6,507.87		6,507.87	6,507.87	Work completed
	Site Improvements:	1450		30,000.00	915.88	915.88	915.88	Moved to CFP 501
TX21-P003-300 KING	Exterior Bldg. Improvements	1460		1,913.92		1,913.92	1,913.92	Work completed
TX21-P003-301 MACHUCA	Appliances	1465	5 DU	4,784.48	4,200.48	4,200.48	4,200.48	Work completed
TX21-P003-320 TRUMAN	Appliances	1465	40 DU	17,246.85	15,544.85	15,544.85	15,544.85	Work completed

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement / Performance and Evaluation Report**  
**Part II: Supporting Pages**  
 Comprehensive Grant Program (CGP)

**U.S Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

708 Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity			Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
						Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX21-P003-330 JOHNSON	Site Improvement-Xeriscape	1450				7,827.62	1,772.04	1,772.04	1,772.04	Work completed
	Dwelling Structures - Windows, Roofs	1460				17,072.91		17,072.91	17,072.91	Work completed
	Non-Dwelling Rental Improvement	1470				543.66		543.66	543.66	Work completed
TX21-P003-350  POOLEY	Improvements for Cottages	1450				20,000.00	2,803.55	2,803.55	2,803.55	Work completed
	A & E Fees & Costs	1430					360.92	360.92	360.92	Work completed
	Installation of Back Flow Preventors	1450				29,375.00	23,811.49	23,811.49	23,811.49	Work completed
TX21-P003-370 WESTFALL	Appliances	1465	42	DU		12,100.00	10,699.34	10,699.34	10,699.34	Work completed
TX21-P003-380 WILLIAMS	Appliances	1465	4	DU		4,337.81		4,337.81	4,337.81	Work completed
TX21-P003-390 BAINES	Site Improvements: Asphalt seal coat, landscaping	1450	1	LS		46,053.03	47,745.73	47,745.73	47,745.73	Work completed
	Interior Dwelling Modernization, Weatherization includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware.	1460	50	DU		190,698.26		190,698.26	190,698.26	Work completed
	Exterior Roof	1460	50	DU		88,017.74	85,988.94	85,988.94	85,988.94	Work completed
TX21-P003-391 GRAHAM	Appliances: Refrig; stoves	1465	36	DU		14,936.86		14,936.86	14,936.86	Work completed
	Non-Dwelling structure: shelter/res. activity	1470	1	LS		1,907.98	2,747.57	2,747.57	2,747.57	Work completed
	Non-Dwelling-Construct Community Center	1470	1	LS		239,718.85	239,659.81	239,659.81	239,659.81	Work completed
TX21-P003-420 MOREHEAD	Appliances	1465	31	DU		12,560.08		12,560.08	12,560.08	Work completed
	Interior Modernization	1460				310.58		310.58	310.58	Work completed
PHA WIDE	SECURITY	1408	1	LS		36,500.80		36,500.80	36,500.80	Security for all EPHA sites
	RESIDENT SERVICES	1408	1	LS		100,000.00	96,831.40	96,831.40	96,831.40	Resident's meetings / Resident Coordinator's
	YOUTH SERVICES	1408	1	LS		80,000.00		80,000.00	80,000.00	Work completed YISD
	TRAINING	1408	1	LS		135,920.41	118,804.10	118,804.10	118,804.10	Training in all areas - EPHA staff completed
	PHMAP	1408	1	LS		48,518.54	1,183.61	1,183.61	1,183.61	Completed Stage / PHAS
	SOFTWARE	1408	1	LS		86,481.46	63,724.65	63,724.65	63,724.65	Completed purchases
	PERSONNEL	1408	1	LS		40,000.00	1,625.00	1,625.00	1,625.00	Internal Controls update for PHAS
	PROFESSIONAL SERVICES	1408	1	LS		117,931.04	104,130.58	104,130.58	104,130.58	Completed / PHA Wide
PHA WIDE	Administration-Salaries	1410	1	LS		756,804.28	634,835.85	634,835.85	634,835.85	Administration Salaries completed
	Benefits - FICA, Pen, Hlth Ins.	1410	1	LS		33,364.59	32,479.05	32,479.05	32,479.05	Administration Salaries completed
	Publications	1410	1	LS		2,228.06	2,007.83	2,007.83	2,007.83	Publications / Duplications for MOD
	Sundry (Advertisement)	1410	1	LS		3,288.56	4,394.33	4,394.33	4,394.33	Advertisement for MOD
	Worker's Comp. / Texas Employment Comm.	1410	1	LS		237,299.94		237,299.94	237,299.94	Claims for Worker's Comp / TEC

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

708 Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE	Fees and Costs	1430	1 LS	503,677.40	390,151.58	390,151.58	390,151.58	Moved to CFP 501
PHA WIDE	Contingency	1502	1 LS	0.00				
CENTRAL	Central Warehouse and Office repairs, walls, ceiling, roof lighting	1470	1 Bldg	397,000.00	133,952.16	133,952.16	133,952.16	Moved to CFP 501
	Upgrade Heating and Cooling	1470	1 Bldg	7,261.47		7,261.47	7,261.47	Work completed
PHA-WIDE	Worker's Compensation	1460			72,713.01	72,713.01	72,713.01	F.A. Worker's Comp. Claims
NEW - DEV	MOD Used for Development Acquisition New 5 Units at Oasis Ranch	1498	1 LS	371,066.00	340,027.95	340,027.95	340,027.95	Development budget submitted to HUD
PHA WIDE	Non-Dwelling Equipment: Off. furn. & equip.	1475	1 LS	131,494.00	122,179.65	122,179.65	122,179.65	Purchases completed
	Non-Dwelling - Maintenance Equip. (nonexpend)	1475	1 LS	42,393.34	53,311.56	53,311.56	53,311.56	Purchases completed
	Non-Dwelling - Computers / D.P.	1475	1 LS	195,500.00	154,253.84	154,253.84	154,253.84	Purchases completed
	Non-Dwelling Capital Fixed Assets	1475	1 LS		14,613.00	14,613.00	14,613.00	Purchases completed
	Non-Dwelling - Automotive Equipment	1475	1 LS	223,006.00	264,831.00	264,831.00	264,831.00	Purchases completed
	Non-Dwelling - Expendable	1475	1 LS	15,000.00	17,419.07	17,419.07	17,419.07	Purchases completed

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# Annual Statement / Performance and Evaluation Report

## Part III: Implementation Schedule

Comprehensive Grant Program (CGP)

U.S Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

(708)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
TX21-P003-001 Alamito	9/30/2001			9/30/2003			
TX21-P003-002 Tays	9/30/2001			9/30/2003			
TX21-P003-003 Tays	9/30/2001			9/30/2003			
TX21-P003-150 Tays	9/30/2001			9/30/2003			
TX21-P003-005 Sherman	9/30/2001			9/30/2003			
TX21-P003-006 Sherman	9/30/2001			9/30/2003			
TX21-P003-007 Sun Plaza	9/30/2001			9/30/2003			
TX21-P003-008 Chelsea	9/30/2001			9/30/2003			
TX21-P003-009 Dewetter	9/30/2001			9/30/2003			
TX21-P003-010 Salazar	9/30/2001			9/30/2003			
TX21-P003-011 Guillen	9/30/2001			9/30/2003			
TX21-P003-0130 Valle Verde	9/30/2001			9/30/2003			
TX21-P003-0131 Machuca	9/30/2001			9/30/2003			
TX21-P003-0151 Paisano	9/30/2001			9/30/2003			
TX21-P003-014 Cramer	9/30/2001			9/30/2003			
TX21-P003-016 Leased Housing	9/30/2001			9/30/2003			
TX21-P003-018 Sandoval	9/30/2001			9/30/2003			
TX21-P003-019 Marmolejo	9/30/2001			9/30/2003			
TX21-P003-020 Kathy White	9/30/2001			9/30/2003			
TX21-P003-021 Rio Grande	9/30/2001			9/30/2003			
TX21-P003-023 Eisenhower	9/30/2001			9/30/2003			
TX21-P003-025 Alvarez	9/30/2001			9/30/2003			
TX21-P003-026 Father Pinto	9/30/2001			9/30/2003			
TX21-P003-027 Webber	9/30/2001			9/30/2003			
TX21-P003-028 Gonzalez	9/30/2001			9/30/2003			
TX21-P003-029 Robinson	9/30/2001			9/30/2003			
TX21-P003-300 King	9/30/2001			9/30/2003			
TX21-P003-0301 Machuca	9/30/2001			9/30/2003			
TX21-P003-032 Truman	9/30/2001			9/30/2003			
TX21-P003-330 Johnson	9/30/2001			9/30/2003			
TX21-P003-035 Pooley	9/30/2001			9/30/2003			
TX21-P003-370 Westfall	9/30/2001			9/30/2003			
Tx21-P003-380 Williams	9/30/2001			9/30/2003			
TX21-P003-039A Baines	9/30/2001			9/30/2003			
TX21-P003-039B Graham	9/30/2001			9/30/2003			
TX21-P003-420 Morehead	9/30/2001			9/30/2003			
PHA WIDE	9/30/2001			9/30/2003			
NEW DEV	9/30/2001			9/30/2003			

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Form HUD-52837 (1/95)

Reference Handbook 7485.3

**CAPITAL FUND PROGRAM TABLES**

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP / CFPRHF) Part 1: Summary**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO	Grant Type and Number Capital Fund Program Grant No: TX21-P003-50100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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☐ Original Annual Statement
 ☐ Reserve for Disasters / Emergencies
 ☒ Revised Annual Statement / Revision Number # 2

☒ Performance and Evaluation Report for Period Ending: 12/31/02

☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account			Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
1	Total Non-CFP Funds						
2	1406	Operations		892,846.00	892,846.00	892,846.00	892,846.00
3	1408	Management Improvements	Soft Costs	940,000	1,787,432	1,787,432	764,297
		Management Improvements	Hard Costs				
4	1410	Administration		1,112,687	1,076,687	1,076,687	913,373
5	1411	Audit					
6	1415	Liquidated Damages					
7	1430	Fees and Costs		496,967	1,382,178	1,382,178	115,646
8	1440	Site Acquisition					
9	1450	Site Improvement		447,945	926,144	926,144	309,298
10	1460	Dwelling Structures		5,215,902	4,076,069	4,076,069	1,803,687
11	1465.1	Dwelling Equipment -- Nonexpendable		368,498	222,005	222,005	66,873
12	1470	Nondwelling Structures		27,002	5,095	5,095	820
13	1475	Nondwelling Equipment		791,984	360,782	360,782	186,302
14	1485	Demolition		250,045	3,000	3,000	3,000
15	1490	Replacement Reserve					
16	1492	Moving to Work Demonstration					
17	1495.1	Relocation Costs			36,639	36,639	3,750
18	1499	Development Activities					
19	1502	Contingency (may not exceed 8% of line 19)		225,000	0		0
	Amount of Annual Grant (Sum of Lines ....)			10,768,876	10,768,876	10,768,876	5,059,892
	Amount of line XX Related to LBP Activities			0	0		
	Amount of line XX Related to Section 504 Compliance			0	0		
	Amount of line 03 Related to Security - Soft Costs			150,000	1,086,563	1,086,563	454,126
	Amount of line XX Related to Securty - Hard Costs			0	0		
	Amount of line 10 Related to Energy Conservation Measures			450,000	450,000		
	Collateralization Expenses or Debt Services						

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

**Part II: Supporting Pages**

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: TX21-P003-50100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TX21-P003-010 ALAMITO	Site Improvements: Landscaping, sidewalk	1450	1	LS	24,180.15	14,555.40	14,555.40	Work completed
	Site Utilities	1450	1	LS	55,819.00	13,233.32	13,233.32	Work completed
	Exterior Bldg. Improv., Interior Modernization	1460	1	BLDG	415,714.00	30,514.40	30,514.40	Work completed
	Interior Mod/Burned Unit	1460	1	DU		5,973.22	5,973.22	Work completed
	Dwelling Appliances	1465	250	DU	185,961.00	36,211.26	36,211.26	Work completed
	Non-Dwelling Improvements: HVAC Int.	1470	1	LS	5,639.00	0.00		
	Mod., paint, plumbing, electrical Non-Dwelling Equipment:	1475	1	LS	0.00	0.00		
TX21-P003-020 TAYS	Interior Dwelling Modernization, Electrical, GFI's	1460	311	DU	46,650.00	85,723.75	85,723.75	Moved from 708/Moved to 502
	Appliances	1465	311	DU	164,600.00	12,417.69	12,417.69	Moved from 708/Moved to 502
TX21-P003-030 TAYS	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling Modernization	1460	30	DU	92,766.44	121,586.46	121,586.46	Moved to 502
	win., pnt, screens, generally includes painting, roof, doors, windows, siding, masonry, foundation, screens							
	Site Improvements: Landscaping, sidewalk	1450	1	LS	10,000.00	6,796.50	6,796.50	Moved to 502
	Appliances:	1465	2	DU	1,821.62	821.62	821.62	Moved to 502
TX21-P003-15A TAYS	Interior Modernization: Weatherization, generally includes cabins, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling Modernization	1460	18	DU	56,148.00	45,394.11	45,394.11	Moved from 708/Moved to 502
	win., pnt, screens, generally includes painting, roof, doors, windows, siding masonry, foundation, screens							
	Site Improvements: Landscaping, sidewalk	1450	1	LS	16,883.88	13,637.88	13,637.88	Moved to 502
TX21-P003-050 SHERMAN	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling	1460	144	DU	981,095.00	165,393.56	165,393.56	Moved to 502
	Modernization, win., paint, screens, generally includes painting, roof, doors, windows, siding masonry, foundation, Exterior Modernization	1460	1	DU		8,567.47	8,567.47	Moved to 502
	Appliances	1465	2	DU		1,243.82	1,243.82	Moved to 502
TX21-P003-060 SHERMAN	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling Moderniz	1460	180	DU	1,234,978.17	651,326.22	651,326.22	Planning Stage
	win., pnt, screens, generally includes painting, roof, doors, windows, siding masonry, foundation, screens. Appliances:	1465	10	DU	13,215.00	13,215.00	13,215.00	Work in Progress

03/10/03

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: TX21-P003-50100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity		Total Estimated Cost Original      Revised		Total Actual Cost Obligated      Expended		Status of Work	
TX21-P003-070 SUN PLAZA	A & E FEES	1430	1	LS		20,994.38	20,994.38	3,900.00	Work in Progress/Moved from 708 Planning Stage/Moved from 708 Planning Stage/Moved from 708 Planning Stage	
	INSTALLATION OF BACK FLOW PREVENTORS	1450	1	LS		32,219.33	32,219.33			
	UPGRADE HVAC CONTROLS & TEC	1460	1	LS		72,860.88	72,860.88			
	NON-DWELLING (COMM. BLDG.)	1470	1	LS		1,850.00	1,850.00			
TX21-P003-080 CHELSEA	A & E FEES	1430	1	LS		4,524.38	4,524.38	3,900.00	Work in Progress/Moved from 708 Planning Stage/Moved from 708 Planning Stage/Moved from 708 Planning Stage	
	INSTALLATION OF BACK FLOW PREVENTORS	1450	1	LS		14,604.01	14,604.01			
	UPGRADE HVAC CONTROLS & TECH	1460	1	LS		60,787.84	60,787.84			
	NON-DWELLING (COMM. BLDG.)	1470	1	LS		2,425.00	2,425.00			
TX21-P003-100 SALAZAR	Interior Dwelling Modernization: Weatherization Generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior Dwelling Modernization and Enery Conservation Measures (ECM) Win., pnt, screens, generally includes painting, roof, doors, windows, siding masonry, foundation, screens	1460	286	DU	1,515,206.51	1,031,150.22	1,031,150.22	623,900.89	Work in progress/moved from 708	
	Exterior Modernization	1460	26	DU		20,478.40	20,478.40	3,610.75	Work in progress	
	Exterior Modernization A/C Relacement	1460	54	DU		43,611.19	43,611.19		Work in progress	
	Asbestos-Force Account	1460	51	DU		303,521.52	303,521.52	22,344.05	Work in progress	
	Asbestos-Contract	1460	1	LS		206,640.00	206,640.00		Planning Stage	
	Fees & Costs	1430	1	LS		75,971.72	75,971.72	51,030.00	Work in progress/moved from 708	
	Site Improvement: Landscaping, playground	1450	1	LS	236,540.00	293,714.45	293,714.45	215,331.27	Work in progress	
	Non Dwelling: M&M bldg. Painting	1470	1	LS	5,000.00	341.57	341.57		Work completed	
	Appliances	1465	50	DU	2,900.49	39,839.65	39,839.65	11,155.49	Work in progress	
	Demolition:	1485	74	DU	45,000.00	3,000.00	3,000.00	3,000.00	Moved from 708	
	Relocation	1495	51	DU		36,639.00	36,639.00	3,750.00	Work in progress	
	TX21-P003-130 VALLE VERDE	Exterior Modernization A/C Replacement	1460	10	DU		8,000.00	8,000.00		Work in progress
		Appliances	1465	12	DU		10,000.00	10,000.00		Work in progress
TX21-P003-131 MACHUCA	Site Improvements: Landscaping, sidewalk	1450	1	LS	27,487.22	27,487.22	27,487.22	24,851.81	Work in Progress	
	Exterior Building Repair, trim painting, masonry painting, stairway, foundation. Repair doors	1460	70	DU	57,120.00	61,409.31	61,409.31	9,490.86	Work in Progress	
	Exterior Modernization A/C Replacement	1460	88	DU		70,400.00	70,400.00		Work in Progress	
	Appliances	1465	12	DU		7,000.00	7,000.00		Work in Progress	
TX21-P003-301 MACHUCA	Site Improvements: Landscaping, sidewalk	1450	1	LS	20,000.00	20,000.00	20,000.00	19,339.48	Work in Progress	
	Exterior Building repair, trim painting, masonry painting, stairway, foundation, repair doors.	1460	52	DU	42,432.00	45,618.34	45,618.34	6,414.20	In Progress	
TX21-P003-140 CRAMER	Exterior Modernization A/C Replacement	1460	84	DU		67,200.00	67,200.00		Work in Progress	
TX21-P003-180 SANDOVAL	Paint Dwelling Structures	1460	224	DU	67,000.00	255,770.68	255,770.68	255,770.68	Work in Progress	
	Exterior Modernization A/C Replacement	1460	36	DU		28,800.00	28,800.00		Work in Progress	
TX21-P003-190 MARMOLEJO	Exterior Modernization A/C Replacement	1460	94	DU		75,200.00	75,200.00		Work in Progress	
	Appliances	1465	15	DU		12,000.00	12,000.00		Work in Progress	

Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO			Grant Type and Number Capital Fund Program Grant No: <b>TX21-P003-50100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
TX21-P003-200 KATHY WHITE	Exterior Modernization A/C Replacement Appliances	1460	48	DU		38,400.00	38,400.00		Work in Progress
		1465	12	DU		10,000.00	10,000.00		Work in Progress
TX21-P003-210 RIO GRANDE	Exterior Modernization A/C Replacement Appliances	1460	30	DU		24,000.00	24,000.00		Planning Stage
		1465	7	DU		6,000.00	6,000.00		Planning Stage
TX21-P003-250 ALVAREZ	Exterior Modernization A/C Replacement Appliances	1460	68	DU		54,400.00	54,400.00		Planning Stage
		1465	6	DU		5,000.00	5,000.00		Planning Stage
TX21-P003-260 F.A. PINTO	Interior Modernization: Weatherization. Generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling Modernizat screens, roof, siding, siding doors. Installation of Back Flow Prevention Roofing & Resurfacing Appliances	1460	113	DU	348,450.00	275,149.53	275,149.53	128,354.49	Work in Progress/Moved from 708
		1450	1	LS		17,739.86	17,739.86		Planning Stage
		1460	1	LS		138,361.00	138,361.00		
		1465	113	DU		68,255.46	68,255.46	269.00	Work in Progress
TX21-P003-270 WEBBER	Site Improvements: Landscaping, security fencing	1450	1	LS	57,035.00	57,035.00	57,035.00	1,552.58	Work in Progress
TX21-P003-290 ROBINSON	Interior Dwelling Modernization: Wheaternization. Generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM). Exterior Dwelling Modernization, windows, paint, screens. Generally includes paint, roof, doors, windows, siding, masonry, foundation, screens. Site Improvements	1460	184	DU	358,342.00	79,830.55	79,830.55	79,830.55	Planning Stage
		1450	1	LS		415,121.31	415,121.31		Planning Stage/Moved from 708
TX21-P003-000 MONTANA	Demolition Administration Building	1485	1	LS	205,044.52	0.00	0.00	0.00	Work completed

03/10/03

Capital Fund Program Tables Page 4



**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: <b>TX21-P003-50100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA-WIDE	OPERATIONS- Amount not to exceed Annual Grant Amt	1406	1	LS	892,846.00	892,846.00	892,846.00	892,846.00	Completed
	SECURITY	1408	1	LS	150,000.00	1,086,562.64	1,086,562.64	454,126.31	Security for all EPHA sites
	RESIDENT SERVICES	1408	1	LS	100,000.00	0.00			Resident's meeting / Res. Coordinator's
	YOUTH SERVICES	1408	1	LS	90,000.00	160,000.00	160,000.00	160,000.00	Completed
	TRAINING	1408	1	LS	200,000.00	753.06	753.06	753.06	Training in all areas EPHA staff
	SOFTWARE	1408	1	LS	100,000.00	473,414.22	473,414.22	82,716.08	Planning Stage / PHAS
	PERSONNEL	1408	1	LS	40,000.00	0.00			Internal Control Update for PHAS
	PROFESSIONAL SERVICES	1408	1	LS	210,000.00	66,701.97	66,701.97	66,701.97	Completed
	PHAS	1408	1	LS	50,000.00	0.00			
	RESIDENT COMPUTER LAB	1408	1	LS	0.00				
PHA - WIDE	Administration (Subject to 10% per year limitation):								
	Administration - Salaries	1410	1	LS	750,000.00	768,526.45	768,526.45	692,310.39	Work in Progress
	Benefits - FICA, Pension, Health Ins.	1410	1	LS	187,500.00	217,500.00	217,500.00	137,670.46	Work in Progress
	Publications	1410	1	LS	30,000.00	0.00			Publications / Duplications for MOD
	Sundry (Advertisement)	1410	1	LS	20,000.00	1,473.55	1,473.55	1,473.55	Advertisement for MOD/Completed
	Worker's Comp / TEC	1410	1	LS	125,187.00	89,187.00	89,187.00	81,918.13	Claims for W/C
PHA - WIDE	Fees and Costs	1430	1	LS	496,967.00	1,280,687.02	1,280,687.02	56,816.00	Planning Stage/Moved from 708
	Contingency	1502	1	LS	225,000.00	0.00			Planning Stage
CENTRAL	Central Bldg - Office Space	1470	1	LS	16,363.00	478.50	478.50	478.50	Planning Stage

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO			Grant Type and Number Capital Fund Program Grant No: <b>TX21-P003-50100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct. No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA - WIDE	Non-Dwelling Office Furniture Equipment	1475	1	LS	150,000.00	46,840.81	46,840.81	46,840.81	In Progress
	Non-Dwelling Maint. Equip. (Non-expendable)	1475	1	LS	45,537.00	12,846.16	12,846.16	12,846.16	In Progress
	Non-Dwelling - Computers / D.P.	1475	1	LS	200,000.00	53,353.17	53,353.17	21,464.00	Completed
	Non-Dwelling Automotive Equipment	1475	1	LS	181,447.00	232,781.48	232,781.48	90,190.48	Work in Progress
	Non-Dwelling Equipment (Expendable)	1475	1	LS	15,000.00	14,960.49	14,960.49	14,960.49	Work in Progress
	Non-Dwelling Equipment Resident Lab Com	1475	1	LS	200,000.00	0.00			

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO				Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
				TX21-P003-50100			
Development Number Name / HA -Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21-P003-010 Alamito	30-Sep-02			30-Sep-04			
TX21-P003-002 Tays	30-Sep-02			30-Sep-04			
TX21-P003-003 Tays	30-Sep-02			30-Sep-04			
TX21-P003-150 Tays	30-Sep-02			30-Sep-04			
TX21-P003-050 Sherman	30-Sep-02			30-Sep-04			
TX21-P003-060 Sherman	30-Sep-02			30-Sep-04			
TX21-P003-070 Sun Plaza		30-Sep-02			30-Sep-04		
TX21-P003-080 Chelsea		30-Sep-02			30-Sep-04		
TX21-P003-100 Salazar	30-Sep-02			30-Sep-04			
TX21-P003-130 Valle Verde		30-Sep-02			30-Sep-04		
TX21-P003-134 Machuca	30-Sep-02			30-Sep-04			
TX21-P003-301 Machuca	30-Sep-02			30-Sep-04			
TX21-P003-140 Cramer		30-Sep-02			30-Sep-04		
TX21-P003-180 Sandoval	30-Sep-02			30-Sep-04			
TX21-P003-190 Marmolejo							
TX21-P003-200 Kathy White		30-Sep-02			30-Sep-04		
TX21-P003-210 Rio Grande		30-Sep-02			30-Sep-04		
TX21-P003-250 Alvarez		30-Sep-02			30-Sep-04		
TX21-P003-260 FA Pinto	30-Sep-02			30-Sep-04			
TX21-P003-270 Webber	30-Sep-02			30-Sep-04			
TX21-P003-290 Robinson	30-Sep-02			30-Sep-04			
TX21-P003-000 Montana	30-Sep-02			30-Sep-04			

## CAPITAL FUND PROGRAM TABLES

## Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP / CFPRHF) Part 1: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO	Grant Type and Number Capital Fund Program Grant No: TX21-P003-50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☒ Revised Annual Statement (revision no: ) 1

☒ Performance & Evaluation Report for Period Ending: 12/31/02
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	1,639,878	1,639,878	1,639,878	1,639,878
3	1408 Management Improvements Soft Costs	1,140,000	1,373,668	313,888	271,772
	Management Improvements Hard Costs				
4	1410 Administration	1,076,887	1,076,887	789,488	784,086
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	501,912	389,912		
8	1440 Site Acquisition				
9	1450 Site Improvement	299,302	473,040	259,024	8,368
10	1460 Dwelling Structures	3,665,796	3,862,109	26,610	26,486
11	1465.1 Dwelling Equipment -- Nonexpendable	584,561	348,391	1,494	1,494
12	1470 Nondwelling Structures	842,933	768,362		
13	1475 Nondwelling Equipment	641,984	686,005	29,368	22,503
14	1485 Demolition	0	0		
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				0
18	1499 Development Activities	370,000	370,000		
19	1502 Contingency (may not exceed 8% of line 19)	225,000	0		0
	<b>Amount of Annual Grant: (Sum of Lines ....)</b>	10,988,253	10,988,253	3,059,751	2,754,586
	Amount of line XX Related to LBP Activities	0	0		
	Amount of line XX Related to Section 504 Compliance	0	0		
	Amount of line 03 Related to Security - Soft Costs	76,250	303,250	59,459	59,459
	Amount of line XX Related to Securty - Hard Costs	0	0		
	Amount of line 10 Related to Energy Conservation Measures	0	0		
	Collateralization Expenses or Debt Services				

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: <b>TX21-P003-50101</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
TX21-P003-010 ALAMITO	Site Improvements:	1450	1	LS	37,459.85	8,367.85	8,367.85	8,367.85	Work completed
	Site Utilities	1450	1	LS	55,819.00	0.00			Work completed
	Exterior Bldg. Improv., Interior Modernization	1460	250	DU	415,714.00	291.59	291.59	291.59	Work completed
	Dwelling Appliances	1465	250	DU	185,961.00	217.18	217.18	217.18	Work completed
	Non-Dwelling Improvements:	1470	1	LS	5,639.00	0.00			Work completed
TX21-P003-020 TAYS	Interior Dwelling Modernization, Electrical, GFI's	1460	311	DU	46,650.00	509,390.61	20,041.73	19,974.71	Work in progress
	Exterior Modernization	1460	311	DU		33,729.20			Work in progress
	Appliances	1465	311	DU	164,600.00	186,600.00	206.00	206.00	Work in progress
TX21-P003-030 TAYS	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling Modernization win., pnt. screens, generally includes painting, roof, doors, windows, siding, masonry, foundation, screens	1460	30	DU	93,580.00	113,211.94	3,018.29	2,961.29	Work in progress
	Exterior Modernization	1460	30	DU		6,978.77			Work in progress
	Appliances	1465	30	DU		19,000.00			Work in progress
	Site Utilities	1450	1	LS		1,200.00			Work in progress
	Site Improvements:	1450	1	LS	10,000.00	13,203.50			Work in progress
TX21-P003-15A TAYS	Interior Modernization: Weatherization, generally includes cabines, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling Modernization win., pnt. screens, generally includes painting, roof, doors, windows, siding masonry, foundation, screens	1460	18	DU	56,148.00	82,011.57	2,723.16	2,723.16	Work in progress
	Exterior Modernization	1460	18	DU		3,295.60			Work in progress
	Appliances					3,174.29			Work in progress
	Site Improvements:	1450	1	LS	6,000.00	9,246.00			Work in progress
TX21-P003-050 SHERMAN	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM)	1460	144	DU	168,000.00	784,716.23	289.69	289.69	Planning stage
	Exterior Dwelling Modernization windows, paint, screens, generally includes painting, roof, doors, windows, siding masonry, foundation, screens.	1460	144	DU		75,000.00			Planning stage
TX21-P003-060 SHERMAN	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM)	1460	180	DU	350,000.00	300,000.00	245.30	245.30	Planning stage
	Exterior Dwelling Modernization paint, screens, generally includes painting, roof, doors, windows, siding masonry, foundation, screens.	1460	180	DU		50,000.00			Planning stage

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: <b>TX21-P003-50101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TX21-P003-100 SALAZAR	Interior Dwelling Modernization: Weatherization Generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM)	1460	286 DU	2,147,343.00	1,715,122.52			Work in progress
	Exterior Dwelling Modernization: win., pnt, screens. Generally includes painting, roof, doors windows, siding masonry foundation, screens	1460	283 DU		50,000.00			Planning stage
	Site Improvement: Landscaping	1450	1 LS	190,023.00				Work in progress
	Non Dwelling: M&M bldg. Painting	1470	1 LS	261,243.00	0.00			Work in progress
TX21-P003-230 EISENHOWER	Community Center in Compliance with ADA Requirements, kitchen and parking area.	1470	1 LS	559,688.00	354,688.00			Planning stage
	Drainage & Site Improvement	1450	1 LS		251,000.00	250,656.40		Planning stage
	Appliances	1465	260 DU		138,329.13			Planning stage
TX21-P003-260 FATHER PINTO	Exterior Dwelling Modernization; screens, sliding doors	1460	113 DU	138,361.00				Planning stage
PHA - WIDE	Non-Dwelling Office Furniture Equipment	1475	1 LS	150,000.00	202,689.00	795.10		Planning stage
	Non-Dwelling Maint. Equip. (Non-expendable)	1475	1 LS	35,000.00	115,000.00	620.00	620.00	Planning stage
	Non-Dwelling - Computers / D.P., Playground	1475	1 LS	260,537.00	101,869.00	17,009.80	10,939.80	Planning stage
	Non-Dwelling Automotive Equipment	1475	1 LS	181,447.00	251,447.00			Planning stage
	Non-Dwelling Equipment (Expendable)	1475	1 LS	15,000.00		10,943.11	10,943.11	Planning stage
PHA - WIDE	Appliances	1465	1 LS	234,000.00	1,070.87	1,070.87	1,070.87	Work completed
PHA - WIDE	Central Bldg Repairs	1470	1 LS	16,363.00	163,674.00			Planning stage

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA NAME:		Grant Type and Number				Federal FY of Grant: 2001			
HOUSING AUTHORITY OF THE CITY OF EL PASO		Capital Fund Program Grant No: <b>TX21-P003-50101</b>				Replacement Housing Factor Grant No:			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA-WIDE	OPERATIONS- Amount not to exceed Annual Grant Amt	1406	1	LS	1,639,878.00		1,639,878.00	1,639,878.00	In Progress
	SECURITY	1408	1	LS	76,250.00	303,250.00	59,458.90	59,458.90	Security for all EPHA sites
	RESIDENT SERVICES	1408	1	LS	116,250.00				Resident's meeting/Res. Coordinator's
	YOUTH SERVICES	1408	1	LS	106,250.00		80,011.35	80,011.35	In Progress
	TRAINING	1408	1	LS	196,250.00	194,250.00	60,765.64	60,765.64	Training in all areas EPHA staff
	SOFTWARE	1408	1	LS	96,250.00	304,918.00	21,100.45	14,683.50	Planning Stage / PHAS
	PERSONNEL	1408	1	LS	56,250.00		77.84	77.84	Internal Control Update for PHAS
	PROFESSIONAL SERVICES	1408	1	LS	226,250.00		92,474.00	56,775.00	Planning Stage
	PHAS	1408	1	LS	66,250.00				Planning Stage
	RESIDENT COMPUTER LAB	1408	1	LS	200,000.00	0.00			
PHA - WIDE	Administration (Subject to 10% per year limitation):								
	Administration - Salaries	1410	1	LS	711,878.00	741,878.00	741,823.19	741,823.19	In Progress
	Benefits - FICA, Pension, Health Ins.	1410	1	LS	151,761.00	121,761.00			In Progress
	Publications	1410	1	LS	51,024.00		5,402.88		Publications / Duplications for MOD
	Sundry (Advertisement)	1410	1	LS	49,678.00				Advertisement for MOD
	Worker's Comp / TEC	1410	1	LS	112,546.00		42,262.31	42,262.31	Claims for W/C
PHA - WIDE	Fees and Costs	1430	1	LS	501,912.15	389,912.15			Planning Stage
	Contingency	1502	1	LS	225,000.00	0.00			Planning Stage
PHA - WIDE	MOD USED FOR DEVELOPMENT: Acquisition / New Construction	1499	1	LS	370,000.00				Planning Stage
PHA - WIDE	TRANSFORMERS	1470	1	LS	250,000.00				Planning Stage

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO				Grant Type and Number Capital Fund Program Grant No: TX21-P003-50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
Development Number Name / HA -Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
Activities	Original	Revised	Actual	Original	Revised	Actual	
TX21-P003-001 Alamito	30-Jun-03			30-Jun-05			
TX21-P003-010 Salazar	30-Jun-03			30-Jun-05			
TX21-P003-002 Tays	30-Jun-03			30-Jun-05			
TX21-P003-003 Tays	30-Jun-03			30-Jun-05			
TX21-P003-150 Tays	30-Jun-03			30-Jun-05			
TX21-P003-005 Sherman	30-Jun-03			30-Jun-05			
TX21-P003-006 Sherman	30-Jun-03			30-Jun-05			
TX21-P003-100 Salazar		30-Jun-03			30-Jun-05		
TX21-P003-023 Eisenhower	30-Jun-03			30-Jun-05			
TX21-P003-026 Father Pinto	30-Jun-03						



# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name	HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS	Grant Type and Number	Capital Fund Program Grant No: <b>TX21P00350102</b> Replacement Housing Factor Grant No.:	FFY of Grant: <b>2002</b>
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☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☒ Revised Annual Statement/Revision Number 1

☒ Performance and Evaluation Report for Program Year Ending 12/31/02
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	1,083,054.00		1,083,054.00	1,083,054.00
3	1408 Management Improvements	954,229.00		80,000.00	80,000.00
4	1410 Administration	1,026,000.00			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	367,331.00		33,000.00	2,375.00
8	1440 Site Acquisition	-			
9	1450 Site Improvement	664,039.00			
10	1460 Dwelling Structures	3,359,253.00		15.18	15.18
11	1465.1 Dwelling Equipment-Nonexpendable	332,000.00		8,853.77	8,853.77
12	1470 Nondwelling Structures	825,586.00			
13	1475 Nondwelling Equipment	828,053.00		83,454.95	
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation Costs	-			
18	1499 Development Activities	600,000.00			
19	1502 Contingency	255,000.00			
	<b>Amount of Annual Grant (Sum of Lines 2-19)</b>	<b>10,294,545.00</b>	<b>-</b>	<b>1,288,377.90</b>	<b>1,174,297.95</b>
	Amount of line XX Related to LBP Activities	-			
	Amount of line XX Related to Section 504 Compliance	-			
	Amount of line XX Related to Security - Soft Costs	106,250.00			
	Amount of line XX Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	662,500.00			
	Collateralization Expenses or Debt Service				

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II Supporting Pages**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS				Grant Type and Number Capital Fund Program Grant No: <b>TX21P00350102</b> Replacement Housing Factor Grant No.:		FFY of Grant: <b>2002</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
(B) TX21-P003-014 Cramer	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	144 DU	\$474,324.00				Work in progress
	Exterior Improvements, includes soil stabilization and landscaping.	1450	1 LS	\$118,581.00				
	Nondwelling Structures- Construction of Community Bldg.	1470	1 BLDG	\$309,493.00				
	Appliances	1465	26 DU	\$20,747.00		\$ 326.00	\$ 326.00	Work in progress
(C) TX21-P003-018 Sandoval	Interior Modernization, includes heating and cooling and roofing.	1460	224 DU	\$475,770.00				
	Exterior Improvements, includes landscaping and handrails.	1450	1 LS	\$85,137.00				
	Appliances	1465	46 DU	\$37,253.00		\$ 738.00	\$ 738.00	Work in progress
	Non Dwelling Improvements, include HVAC, floors, and ADA	1470	1 LS	\$24,000.00				
(D) TX21-P003-023 Eisenhower	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	260 DU	\$504,927.00		\$ 15.18	\$ 15.18	Work in progress
	Exterior Improvements, includes utilities, sidewalks, streets,	1450	1 LS	\$126,231.00				
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	\$100,000.00				
	Appliances	1465	65 DU	\$34,500.00		\$ 1,779.86	\$ 1,779.86	Work in progress
(E) TX21-P003-026 Father Pinto	Exterior Dwelling Repairs, sliding doors, upgrade smoke and heat detectors.	1460	1 BLDG	\$138,361.00				
	Appliances	1465	20 DU	\$16,000.00		\$ 1,316.71	\$ 1,316.71	Work in progress
(F) TX21-P003-029 Robinson	Interior Modernization, includes weatherization, cabinets, painting,	1460	184 DU	\$1,016,032.00				
	Exterior Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1450	1 LS	\$111,631.00				
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	\$14,600.00				
	Appliances	1465	20 DU	\$10,500.00		\$ 3,433.00	\$ 3,433.00	Work in progress

## Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II Supporting Pages**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS				Grant Type and Number Capital Fund Program Grant No: <b>TX21P00350102</b> Replacement Housing Factor Grant No.:			FFY of Grant: <b>2002</b>	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
(G) TX21-P003-030A King	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	152 DU	\$500,000.00				
	Exterior Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1450	1 LS	\$82,000.00				
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	\$18,000.00				
	Appliances	1465	152 DU	\$152,000.00				
(H) TX21-P003-035 Pooley	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, Exterior Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1460	138 DU	\$118,000.00				
		1450	1 LS	\$100,000.00				
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	\$20,000.00				
	Appliances	1465	75 DU	\$41,000.00		\$ 1,260.20	\$ 1,260.20	Work in progress
(I) TX21-P003-038 Williams	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, Exterior Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1460	24 DU	\$131,839.00				
		1450	1 LS	\$40,459.00				
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	\$30,000.00				
	Appliances	1465	24 DU	\$12,000.00				
(J) TX21-P003-039A George W. Baines	Nondwelling Structures - Construction of Community Bldg.	1470	1 BLDG	\$309,493.00				
	Fees and Costs	1430	1 BLDG		\$34,400.00	\$ 33,000.00	\$ 2,375.00	Work in progress
	Appliances	1465	10 DU	\$8,000.00				

## Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II Supporting Pages**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS			Grant Type and Number Capital Fund Program Grant No: <b>TX21P00350102</b> Replacement Housing Factor Grant No.:			FFY of Grant: <b>2002</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-WIDE	<b>Non-Dwelling Equipment:</b> Non-Dwelling Equipment: Off. furn. & equip. Non-Dwelling Maint. Equip:non-expendable Non-Dwelling Equip/Computers/DP, Playground Non-Dwelling Equipment - Automotive Non-Dwelling Equipment - Expendable Resident Computer Lab	1475 1475 1475 1475 1475 1475	1 LS 1 LS 1 LS 1 LS 1 LS 1 LS	\$177,244.00 \$35,000.00 \$260,537.00 \$181,447.00 \$15,000.00 \$158,825.00		\$83,454.95		Planning stage
PHA-WIDE	<b>Operations</b> Operations - Amount not to exceed 20%	1406	1 LS	\$1,083,054.00			\$1,083,054.00	Completed
PHA-WIDE	<b>Management Improvements</b> Management Improvements - Amount not to exceed 20% Resident Services Youth Services Training Software Personnel Professional Services PHAS Security	1408 1408 1408 1408 1408 1408 1408 1408	1 LS 1 LS 1 LS 1 LS 1 LS 1 LS 1 LS 1 LS	\$116,250.00 \$106,250.00 \$196,250.00 \$96,250.00 \$56,250.00 \$210,479.00 \$66,250.00 \$106,250.00		\$80,000.00	\$80,000.00	Planning stage
PHA-WIDE	<b>Administration - Amount not to exceed 10%</b> Salaries Benefits: FICA, Pension, Insurance Publications Sundry (Advertisement) Workers Comp/Texas	1410 1410 1410 1410 1410	1 LS 1 LS 1 LS 1 LS 1 LS	\$733,816.00 \$151,761.00 \$12,497.00 \$15,380.00 \$112,546.00				
PHA-WIDE	Fees and Costs	1430	1 LS	\$367,331.00	\$332,931.00			
PHA-WIDE	Contingency	1502	1 LS	\$255,000.00				
PHA-WIDE	<b>Development Activities</b> MOD used for Development for construction of nine (9) dwelling units	1499	1 LS	\$600,000.00				

Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part III Implementation Schedule**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS	Grant Type and Number Capital Fund Program Grant No: <b>TX21P00350102</b> Replacement Housing Factor Grant No.:	FFY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	ALL FUND OBLIGATED (Quarter Ending Date)			ALL FUNDS EXPENDED (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21-P003-014 Cramer	30-Jun-04			30-Jun-06			
TX21-P003-018 Sandoval	30-Jun-04			30-Jun-06			
TX21-P003-023 Eisenhower	30-Jun-04			30-Jun-06			
TX21-P003-029 Robinson	30-Jun-04			30-Jun-06			
TX21-P003-030A King	30-Jun-04			30-Jun-06			
TX21-P003-035 Pooley	30-Jun-04			30-Jun-06			
TX21-P003-038 Williams	30-Jun-04			30-Jun-06			
TX21-P003-026 Father Pinto	30-Jun-04			30-Jun-06			
TX21-P003-039A Baines	30-Jun-04			30-Jun-06			
PHA-WIDE	30-Jun-04			30-Jun-06			

## CAPITAL FUND PROGRAM TABLES

## Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP / CFPRHF) Part 1: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX21-R003-50199	Federal FY of Grant: 2000
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☐ Original Annual Statement
 ☐ Reserve for Disasters / Emergencies
 ☐ Revised Annual Statement / Revision Number

☒ Performance and Evaluation Report for Period Ending: 12/31/02

☒ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	7,617		7,617	7,617
19	1502 Contingency (may not exceed 8% of line 19)				
	<b>Amount of Annual Grant (Sum of Lines ....)</b>	<b>7,617</b>	<b>0</b>	<b>7,617</b>	<b>7,617</b>
	Amount of line XX Related to LBP Activities	0	0		
	Amount of line XX Related to Section 504 Compliance	0	0		
	Amount of line 03 Related to Security - Soft Costs				
	Amount of line XX Related to Securty - Hard Costs	0	0		
	Amount of line 10 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Services				

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-P003-50199</b>				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TX21-P003-010 SALAZAR	Site Improvements: Landscaping, sidewalk	1450	1 LS	7,617.00		7,617.00	7,617.00	Work completed

## Part II: Supporting Pages

TX21-R003-50199



## CAPITAL FUND PROGRAM TABLES

## Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP / CFPRHF) Part 1: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO	Grant Type and Number Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No: TX21-R003-50100</b>	Federal FY of Grant: 2000
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☐ Original Annual Statement
 ☐ Reserve for Disasters / Emergencies
 ☐ Revised Annual Statement / Revision Number

☒ Performance and Evaluation Report for Period Ending: 12/31/02

☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	392,563		331,769	0
19	1502 Contingency (may not exceed 8% of line 19)				
	<b>Amount of Annual Grant (Sum of Lines ....)</b>	392,563	0	331,769	0
	Amount of line XX Related to LBP Activities	0	0		
	Amount of line XX Related to Section 504 Compliance	0	0		
	Amount of line 03 Related to Security - Soft Costs				
	Amount of line XX Related to Securty - Hard Costs	0	0		
	Amount of line 10 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Services				

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50100</b>				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Pending TX003 Number from HUD	Mod Used for Development ( 5 units ) 5232 Pete Payan Drive 5240 Pete Payan Drive 5236 Pete Payan Drive 5244 Pete Payan Drive 5248 Pete Payan Drive	1499	5 DU	392,563.00		331,769.00		P.R Homes Contract

## **Part II: Supporting Pages**

TX21-R003-50100

CAPITAL FUND PROGRAM TABLES PAGE 6

**CAPITAL FUND PROGRAM TABLES**

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP / CFPRHF) Part 1: Summary**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO	Grant Type and Number Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No: TX21-R003-50101</b>	Federal FY of Grant: 2001
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☐ Original Annual Statement
 ☐ Reserve for Disasters / Emergencies
 ☐ Revised Annual Statement / Revision Number

☒ Performance and Evaluation Report for Period Ending: 12/31/02

☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	400,609		336,500	0
19	1502 Contingency (may not exceed 8% of line 19)				
	<b>Amount of Annual Grant (Sum of Lines ....)</b>	400,609	0	336,500	0
	Amount of line XX Related to LBP Activities	0	0		
	Amount of line XX Related to Section 504 Compliance	0	0		
	Amount of line 03 Related to Security - Soft Costs				
	Amount of line XX Related to Securty - Hard Costs	0	0		
	Amount of line 10 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Services				

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50101</b>				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Pending TX003 Number from HUD	Mod Used for Development. New Construction of detached family dwelling units on scattered sites (5 units) 5268 Pete Payan Drive 5264 Pete Payan Drive 5260 Pete Payan Drive 5256 Pete Payan Drive 5252 Pete Payan Drive	1499	1      LS	400,609.00		336,500.00		Investment Builders Contract



## CAPITAL FUND PROGRAM TABLES

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP / CFPRHF) Part 1: Summary**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX21-R003-50102	Federal FY of Grant: 2002
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters / Emergencies	<input type="checkbox"/> Revised Annual Statement / Revision Number
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	535,996		0	0
19	1502 Contingency (may not exceed 8% of line 19)				
	<b>Amount of Annual Grant (Sum of Lines ....)</b>	535,996	0	0	0
	Amount of line XX Related to LBP Activities	0	0		
	Amount of line XX Related to Section 504 Compliance	0	0		
	Amount of line 03 Related to Security - Soft Costs				
	Amount of line XX Related to Securty - Hard Costs	0	0		
	Amount of line 10 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Services				

Part II: Supporting Pages

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50102</b>				Federal FY of Grant: 2002			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
	Mod Used for Development. New Construction of detached family dwelling units on scattered sites	1499	8	DU	535,996.00				Planning Stage for 8 homes to build



**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

HOUSING AUTHORITY OF THE CITY OF EL PASO

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

TX21-R003-50102

CAPITAL FUND PROGRAM TABLES PAGE 6